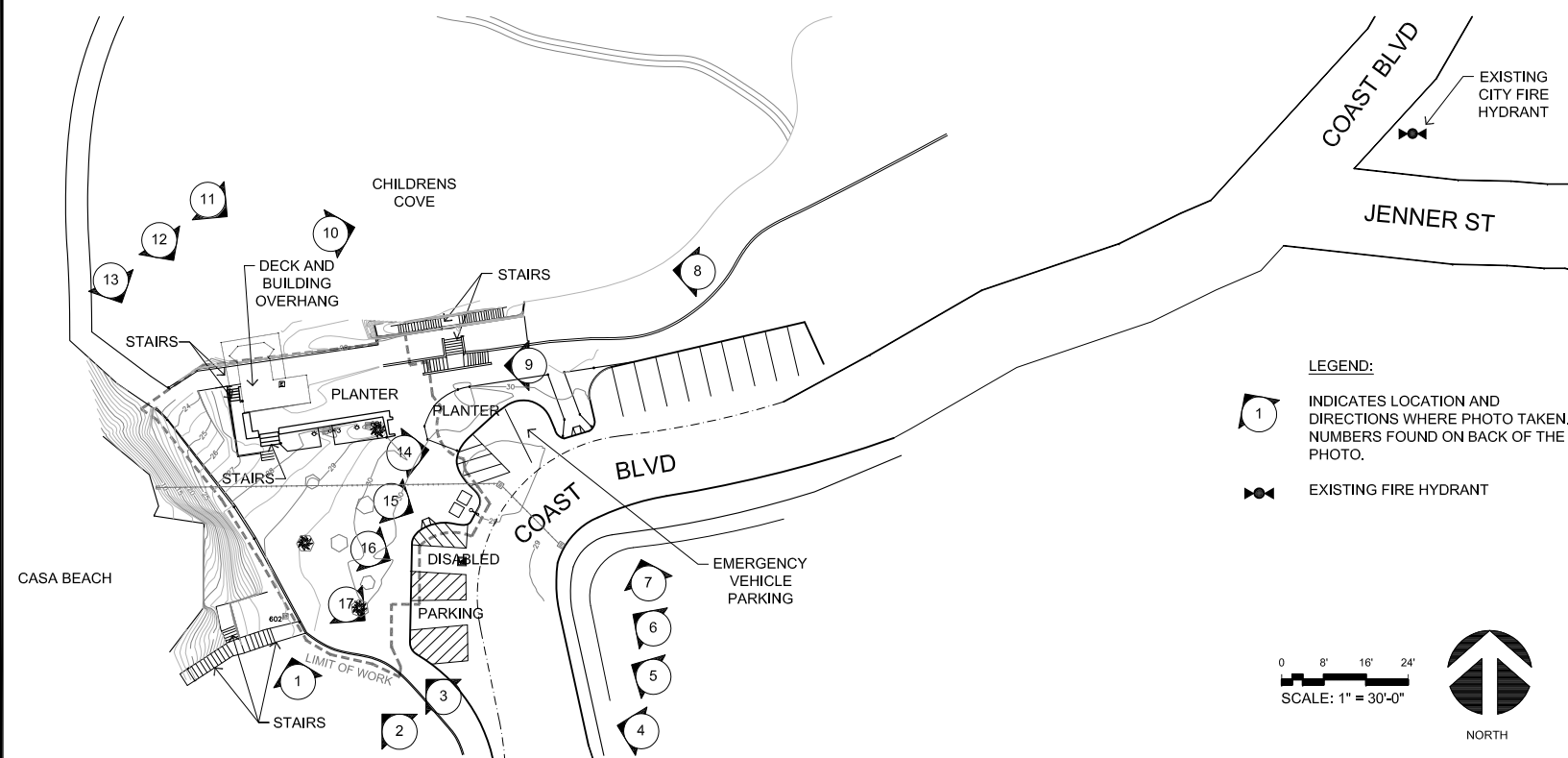


La Jolla Children's Pool Lifeguard Station

La Jolla, California CONCEPTUAL PLANS

REVISIONS:

PHOTOGRAPHIC SURVEY KEY MAP



PROJECT DATA

SITE ADDRESS: 850 COAST BLVD. SAN DIEGO CA. 92037
APN: NO APN FOR THIS PARCEL
 350-060-03 (ADJACENT PARCEL)
LEGAL DESCRIPTION: LOT #1, MAP 6028
 SUBDIVISION: CASA DE MANANA
OCCUPANCY: B
DESCRIPTION OF USE: LIFEGUARD STATION
CONSTRUCTION TYPE: V-NR
ZONING: LJPD-5, COASTAL OVERLAY
SCOPE OF WORK: DEMOLITION OF EXISTING LIFEGUARD STATION. CONSTRUCTED IN PROVIDE NEW LIFEGUARD STATION W/ OBSERVATION TOWER, RECEPTION/ FIRST AID AREA, LOCKER, KITCHEN AND OFFICES. SITE MODIFICATION AS REQUIRED FOR NEW WORK AND ACCESS.
SITE AREA: 0.19 ACRES
AFFECTED GROSS: 8350 S.F. (LIMIT OF WORK)
BUILDING AREA: 1,877 S.F.
EXISTING STRUCTURE CONSTRUCTED: 1967

SHEET INDEX

SHT. # TITLE:
 T 1.1 TITLE SHEET: SHEET INDEX, VICINITY MAP, PROJECT DATA, PROJECT DIRECTORY & PHOTOGRAPHIC SURVEY KEY MAP

CIVIL
 C 1.0 EXISTING TOPOGRAPHY
 C 2.0 PRELIMINARY GRADING AND DRAINAGE PLAN
 G 1.0 PRELIMINARY BLUFF PROTECTION WALLS

LANDSCAPE
 L 1.1 LANDSCAPE CONCEPT PLAN

ARCHITECTURAL
 A 1.1 SITE PLAN
 A 2.1 LOWER LEVEL FLOOR PLAN
 A 2.2 PLAZA & OBSERVATION LEVEL FLOOR PLANS
 A 2.3 ROOF PLAN
 A 4.1 EXTERIOR ELEVATIONS
 A 4.2 EXTERIOR ELEVATIONS
 A 5.1 BUILDING SECTIONS
 A 5.2 BUILDING SECTIONS

STRUCTURAL
 S-1 LOWER LEVEL FOUNDATION PLAN
 S-2 PLAZA LEVEL FLOOR FRAMING PLANS
 S-2A PLAZA LEVEL FLOOR FRAMING PLANS
 S-3 OBSERVATION LEVEL/LOW ROOF & ROOF FRAMING PLAN
 S3-A OBSERVATION LEVEL/LOW ROOF & ROOF FRAMING PLAN

PROJECT TEAM

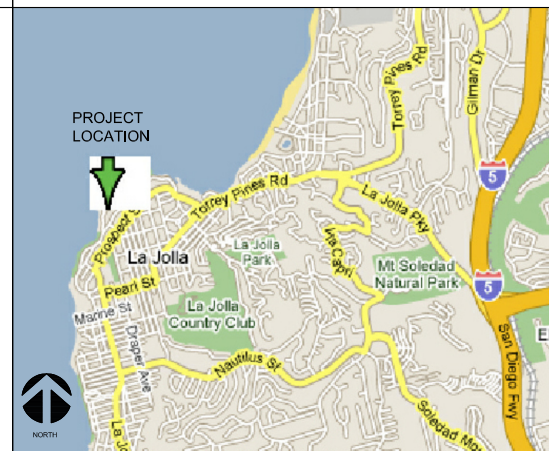
OWNER / CLIENT
 CITY OF SAN DIEGO
 PUBLIC BUILDINGS & PARKS DIVISION
 1010 SECOND AVE, SUITE 1200
 SAN DIEGO, CA 92101
 JIHAD SLEIMAN P.E.
 jsleiman@sandiego.gov
 PHONE: (619) 533-7532
 FAX: (619) 980-4136

CIVIL ENGINEER
 BURKETT & WONG
 3434 FOURTH AVENUE
 SAN DIEGO, CALIFORNIA 92103
 PHONE: (619) 299-5550
 FAX: (619) 299-9934

ARCHITECT
 RJC ARCHITECTS, INC.
 320 LAUREL STREET
 SAN DIEGO, CALIFORNIA 92101
 PHONE: (619) 239-9292
 FAX: (619) 239-9288

LANDSCAPE ARCHITECT
 RJC ARCHITECTS, INC.
 320 LAUREL STREET
 SAN DIEGO, CALIFORNIA 92101
 PHONE: (619) 239-9292
 FAX: (619) 239-9288

VICINITY MAP



LA JOLLA CHILDRENS POOL
 LIFEGUARD STATION
 LA JOLLA, CALIFORNIA
 TITLE SHEET

CONCEPTUAL PLANS
 BRIDGING DOCUMENTS
 07 / 22 / 11

TITLE SHEET

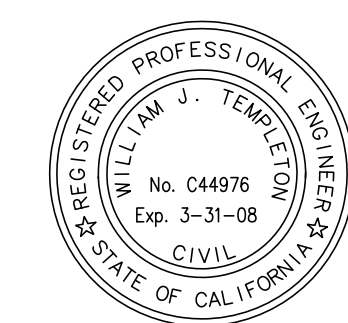
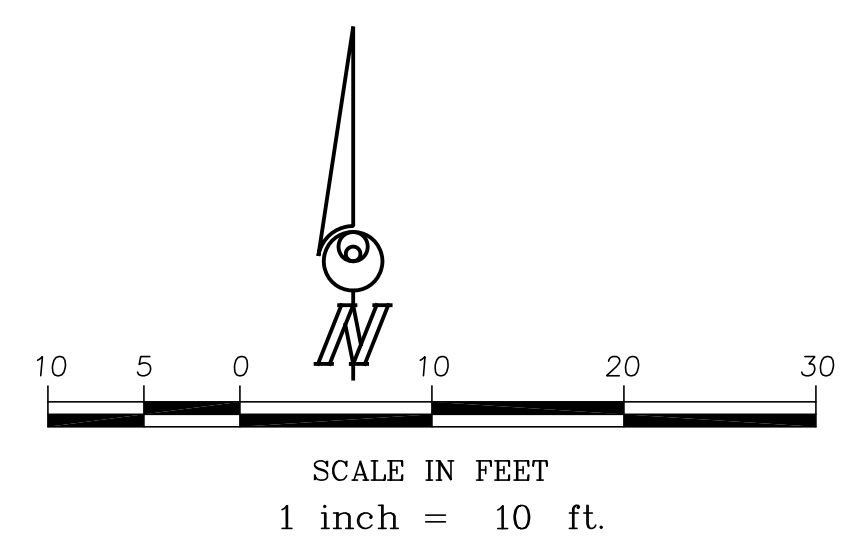
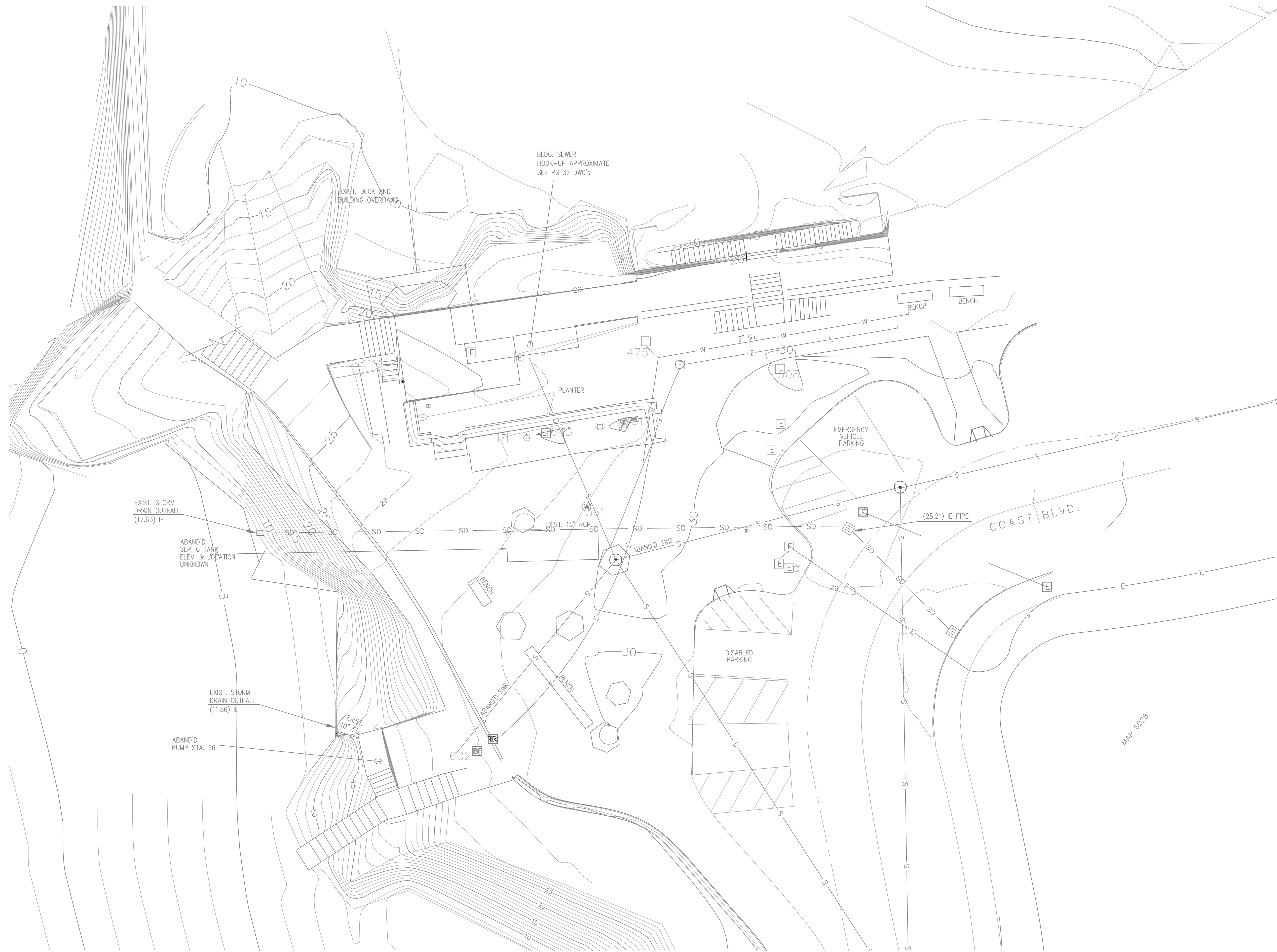
DRAWN BY: F.B.
 CHECKED BY: G.R.

T 1.1

SHEET 1 OF 18

RJC#: 0103

NOT FOR CONSTRUCTION



BURKETT & WONG
ENGINEERS & SURVEYORS
3434 Fourth Ave. San Diego CA.
92103-5704 * (619) 299-5550

EXISTING TOPOGRAPHY FOR:			
CHILDREN'S POOL LIFEGUARD STATION			
CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 1 OF 1 SHEETS			W.O. NO. _____ P.T.S. NO. _____
FOR CITY ENGINEER			DATE
DESCRIPTION	BY	APPROVED	DATE FILMED
ORIGINAL			
			NAD83 COORDINATES
AS-BUILTS			LAMBERT COORDINATES
CONTRACTOR	DATE STARTED		-D
INSPECTOR	DATE COMPLETED		

LEGEND

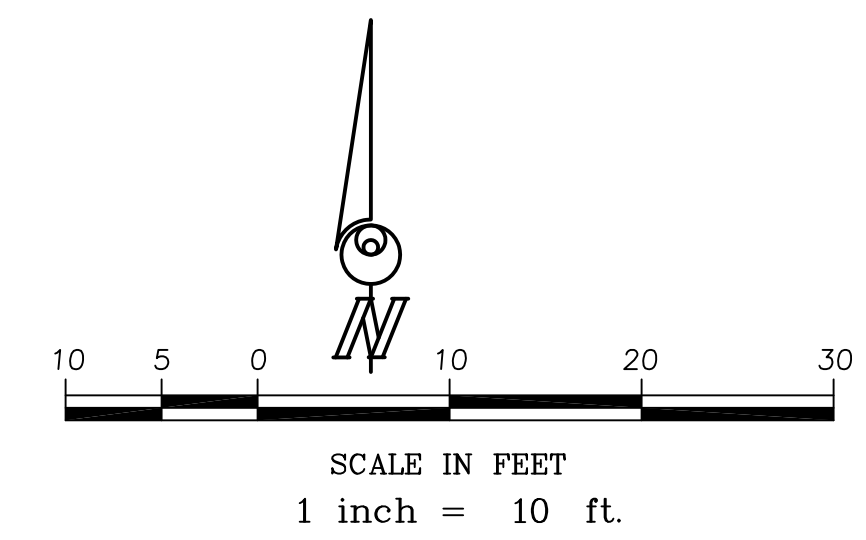
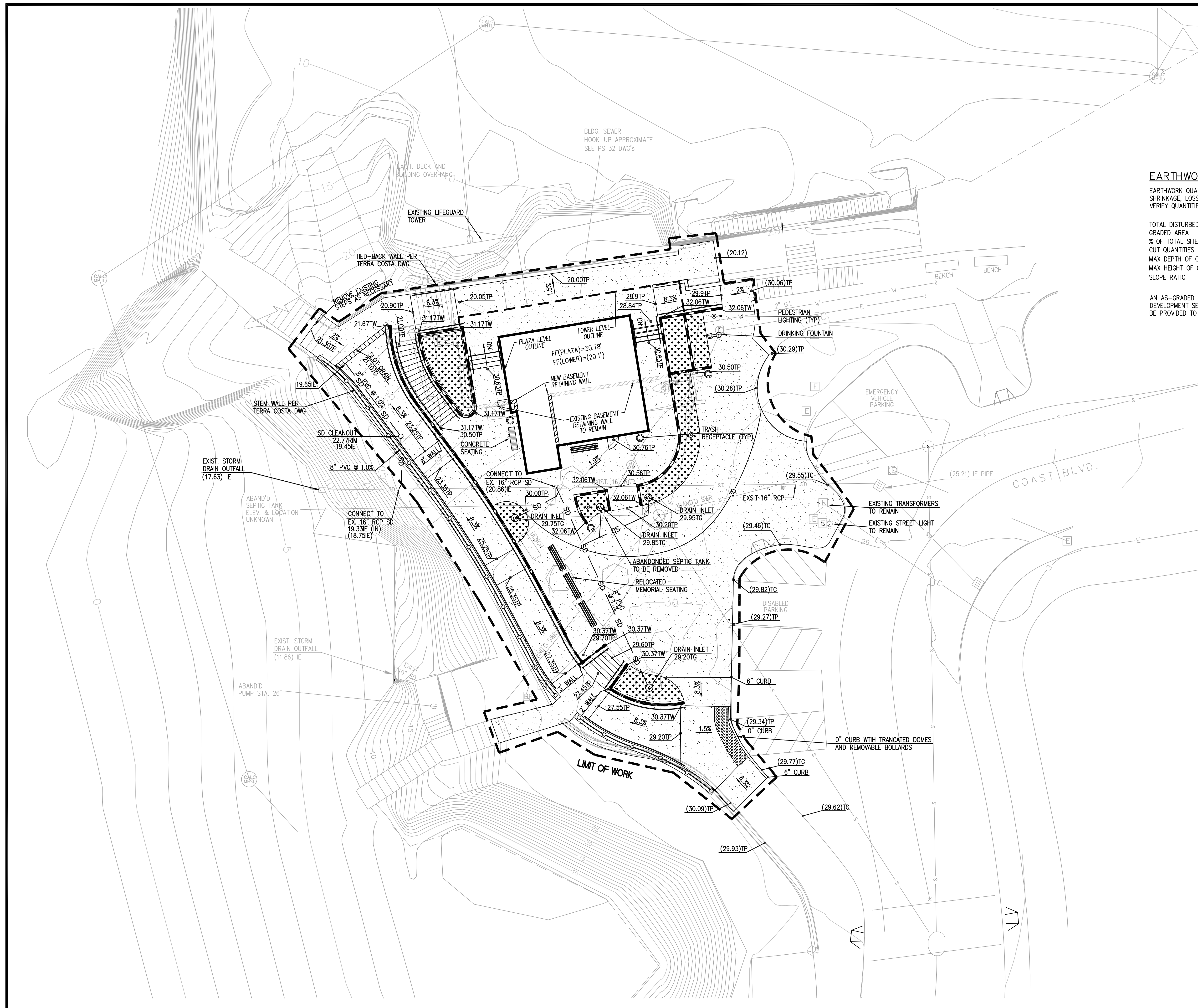
- NEW STORM DRAIN — SD —
- LANDSCAPED AREA [Pattern]
- NEW CONCRETE PAVEMENT [Pattern]
- NEW AREA DRAIN INLET (I)

EARTHWORK QUANTITIES

EARTHWORK QUANTITIES SHOWN ARE FOR BIDDING AND PERMIT PURPOSES ONLY. ACTUAL QUANTITIES MAY VARY WITH SHRINKAGE, LOSSES DUE TO CLEARING OPERATIONS, REMOVAL & RECOMPACTION, SETTLEMENT, ETC.. CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO BIDDING.

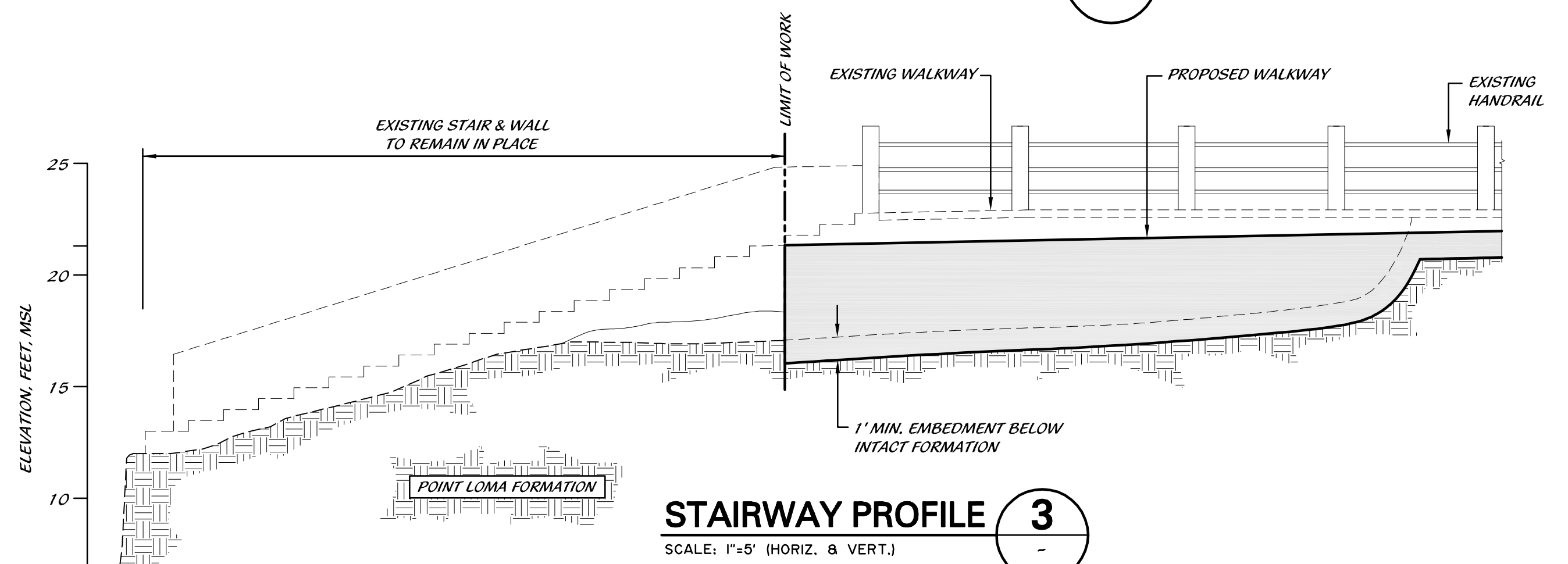
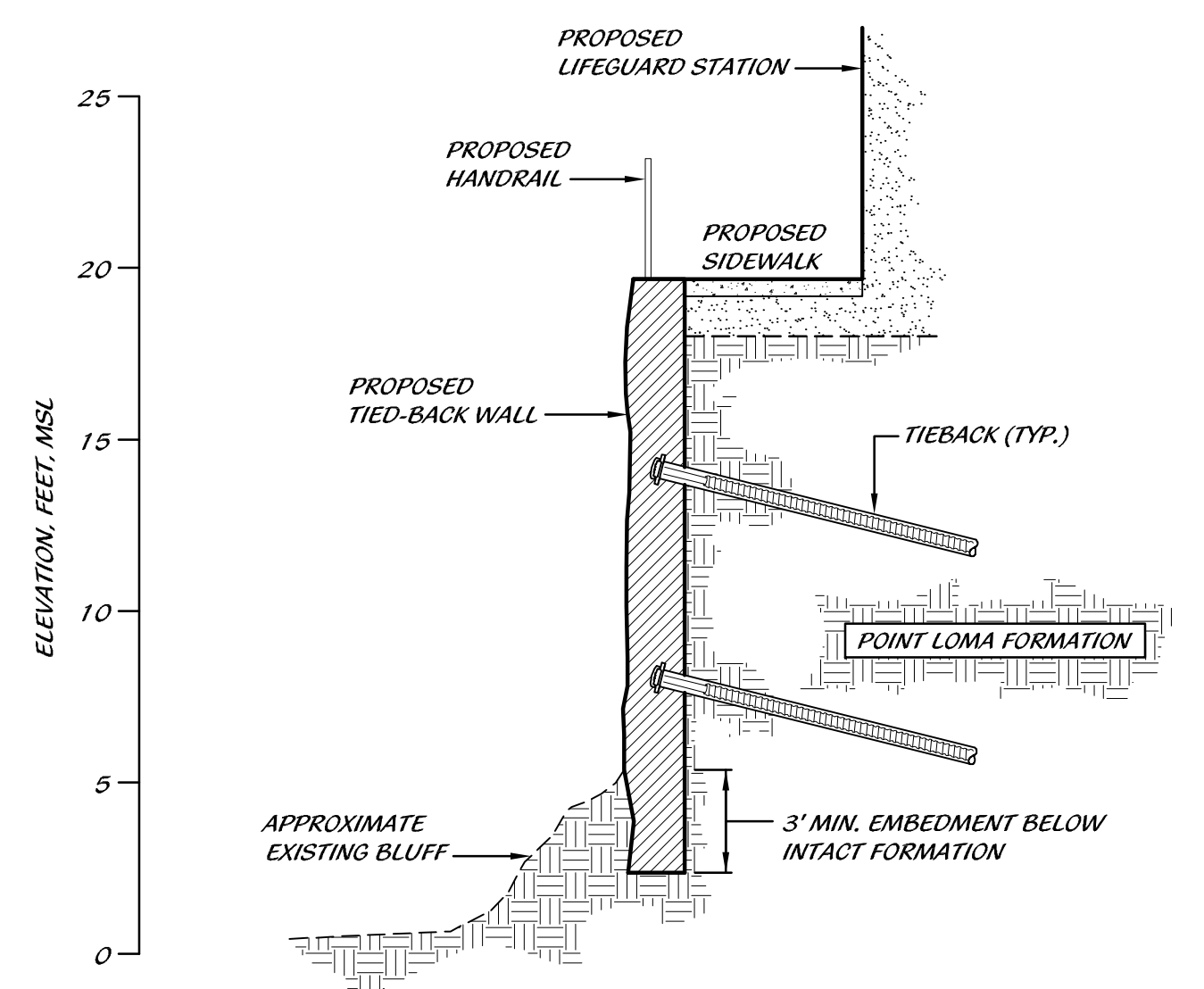
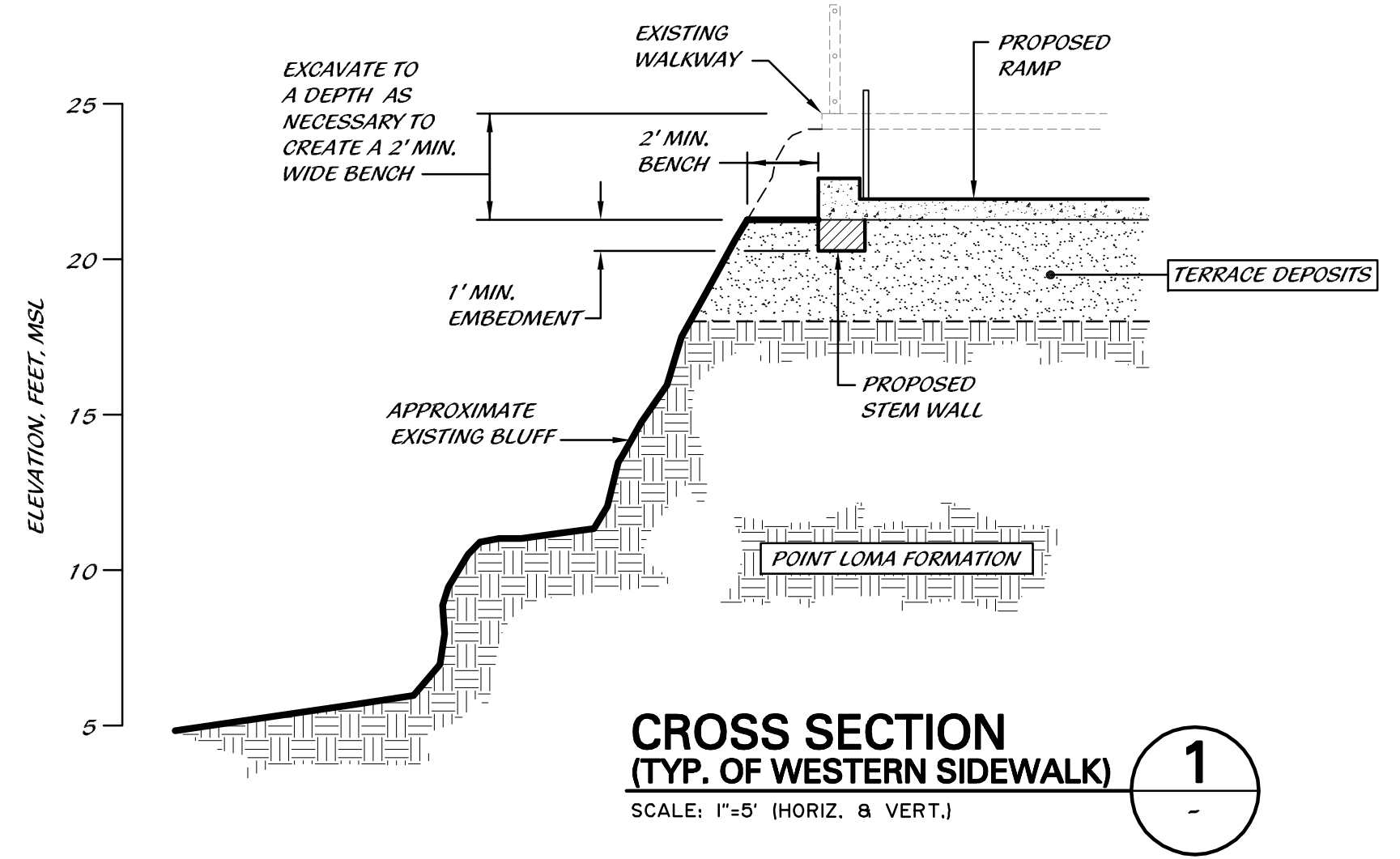
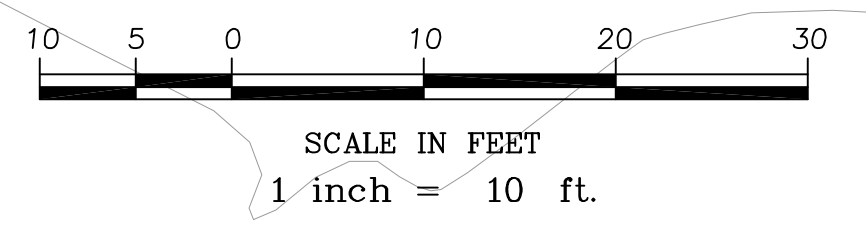
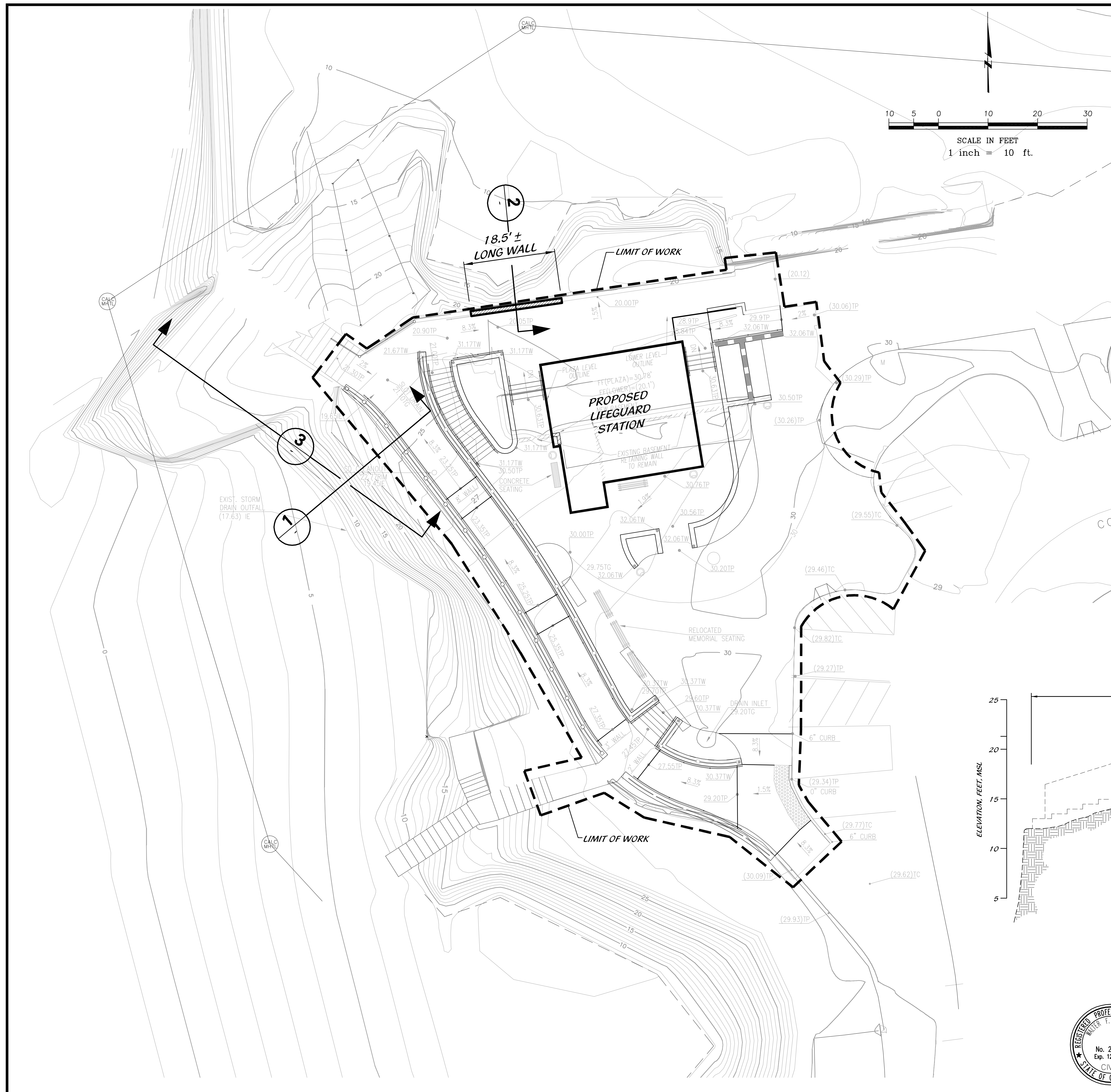
TOTAL DISTURBED AREA	0.17 AC	FILL QUANTITIES	100 CY
GRADED AREA	0.17 AC	MAX DEPTH OF FILL	3.5 FT
% OF TOTAL SITE	100%	MAX HEIGHT OF FILL SLOPE	3.5 FT
CUT QUANTITIES	200 CY	SLOPE RATIO	2:1
MAX DEPTH OF CUT	8.7 FT	EXPORT	100 CY
MAX HEIGHT OF CUT SLOPE	4 FT	RETAINING WALL LENGTH	240 FT
SLOPE RATIO	5:1	RETAINING WALL MAX HEIGHT	8 FT

AN AS-GRADED GEOTECHNICAL REPORT SHALL BE SUBMITTED TO BOOTH 32 ON THE THIRD FLOOR OF THE DEVELOPMENT SERVICES WITHIN 15 CALENDAR DAYS OF COMPLETION OF GRADING. AN ADDITIONAL SET SHALL BE PROVIDED TO THE FIELD INSPECTION DIVISION.



BURKETT & WONG
ENGINEERS
ENGINEERS & SURVEYORS
3434 Fourth Ave. San Diego CA.
92103-5704 * (619) 299-5550

PRELIMINARY GRADING AND DRAINAGE PLAN FOR:				
CHILDREN'S POOL LIFEGUARD STATION				
CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 1 OF 1 SHEETS				W.O. NO. _____ P.T.S. NO. _____
FOR CITY ENGINEER		DATE		V.T.M. _____
DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL				
				NAD83 COORDINATES
				LAMBERT COORDINATES
AS-BUILTS				
CONTRACTOR		DATE STARTED		
INSPECTOR		DATE COMPLETED		



PRELIMINARY BLUFF PROTECTION WALLS FOR:

CHILDREN'S POOL LIFEGUARD STATION

CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 1 OF 1 SHEETS		W.O. NO. _____ P.T.S. NO. _____
FOR CITY ENGINEER	DATE	V.T.M. _____
DESCRIPTION	BY	APPROVED
ORIGINAL		DATE
		FILMED
		NAD83 COORDINATES
AS-BUILTS		LAMBERT COORDINATES
CONTRACTOR	DATE STARTED	
INSPECTOR	DATE COMPLETED	



TERRACOSTA CONSULTING GROUP, INC.
ENGINEERS & GEOLOGISTS
3890 MURPHY CANYON ROAD, SUITE 200
SAN DIEGO, CALIFORNIA 92123
(858) 573-6900

REVISIONS:

**LA JOLLA CHILDREN'S POOL
 LIFEGUARD STATION**
 LA JOLLA, CALIFORNIA
 LANDSCAPE CONCEPT PLAN

CONCEPTUAL PLANS
 BRIDGING DOCUMENTS
 07/22/11

**LANDSCAPE
 CONCEPT
 PLAN**

DRAWN BY: F.B.
 CHECKED BY: G.R.

L-1.1

SHEET 4 OF 18

RJC#: 0103

LEGEND

APPROXIMATE LIMIT OF WORK	---
FINISH FLOOR	FF
DIRECTION OF FLOW WITH DESIGN SLOPE	2%
EXISTING CONTOUR	25
EXISTING ELEVATIONS	(20.06)
TOP OF PAVING	29.43 TP
TOP OF WALL	29.43 TW
TOP OF CURB	29.43 TC
PRECAST CONCRETE TRASH RECEPTACLES (4 TOTAL)	⊙
PRECAST CONCRETE SEATING (1 TOTAL)	▬
PEDESTRIAN LIGHTING (3 TOTAL)	⊕
EXISTING MEDITERRANEAN FAN PALMS TO BE REMOVED (3 TOTAL)	⊙
DESIGN STATEMENT	

The design intent is to provide numerous viewing opportunities of the ocean by providing large paved areas and seating to allow pedestrians to leisurely meander and rest throughout the plaza. A sense of scale is provided by the joint pattern within the plaza and textured surfaces at the ramp. The shape of the sweeping joint pattern was inspired by the natural forces against the coastal bluff.

The plaza will include amenities such as integral colored concrete paving, precast concrete benches, drinking fountain, trash receptacles and site lighting. All site furniture will be selected to withstand the harsh coastal environment.

All plant material will be characteristically low growing to be consistent with the surrounding plant material. Plantings within the plaza will receive permanent irrigation with low flowing heads and where required, new plantings along the bluff will be temporarily irrigated until the plant material becomes established.

- GENERAL NOTES**
- 1.) ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
 - 2.) MINIMUM TREE SEPARATION DISTANCE:
 IMPROVEMENT MIN. DISTANCE TO STREET TREE
 TRAFFIC SIGNALS (STOP SIGN) -20 FEET
 UNDERGROUND UTILITY LINES -5 FEET (10' FOR SEWER)
 ABOVE GROUND UTILITY STRUCTURES -10 FEET
 DRIVEWAY (ENTRIES) -10 FEET
 INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) -25 FEET
 - 3.) ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL [142.0411(a)].
 - 4.) IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
 - 5.) MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE CITY. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC R.O.W. SHALL BE MAINTAINED BY THE CITY. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
 - 6.) VIEW CORRIDOR: LANDSCAPING SHALL BE MAINTAINED SUCH THAT DURING GROWING STAGE AND AT MATURITY, IT WILL NOT ENCRANCH INTO THE VIEW CORRIDOR OR OBSTRUCT PUBLIC VIEWS TO THE OCEAN.

DISTURBED AREAS PLANT MATERIAL LEGEND - TEMPORARY LOW VOLUME SPRAY IRRIGATION

Symbol	Botanical/Common Name	Percentage/Size
⊙	Coastal Bluff Shrubs w/ Spreading Form such as:	100% - 1 gal (Plant 18" O.C.)
⊙	Abronia maritima	Red Sand Verbena
⊙	Atriplex leucophylla	Beach Saltbrush
⊙	Haplopappus sp.	Yellow Squirrel Cover

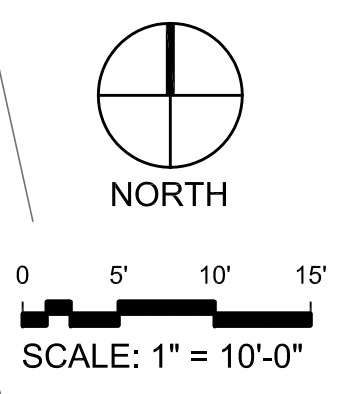
EXISTING PLANT MATERIAL LEGEND - IRRIGATION TO REMAIN

Symbol	Botanical/Common Name	Percentage/Size
⊙	Existing Shrubs and Groundcover To Remain such as:	
⊙	Carissa macrocarpa	Natal Plum
⊙	Carpobrotus sp.	Ice Plant
⊙	Delosperma alba	Ice Plant
⊙	Pittosporum sp.	Tobira

GROSS FLOOR AREA
 Existing Gross Floor Area - 1,307 S.F.
 Proposed Gross Floor Area - 1,899 S.F.
 Proposed Additional Gross Floor Area/ Existing Gross Floor Area = 45%

LANDSCAPE CALCULATIONS
Street Yard and Street Tree Requirements:
 No planting yard area calculations or street tree requirements are being applied due to visibility obstruction issues with regard to safety for lifeguard operations, and because the current landscape character on the west side of Coast Boulevard precludes street and street yard trees due to visual obstructions to the ocean from adjacent properties.

WATER QUALITY NOTE
 Runoff will be directed from impervious surfaces to landscape areas or catch basins before entering the storm drain system. Roof runoff will be diverted to catch basins. All catch basins on-site will have filter inserts that will treat run-off before entering the storm drain system.

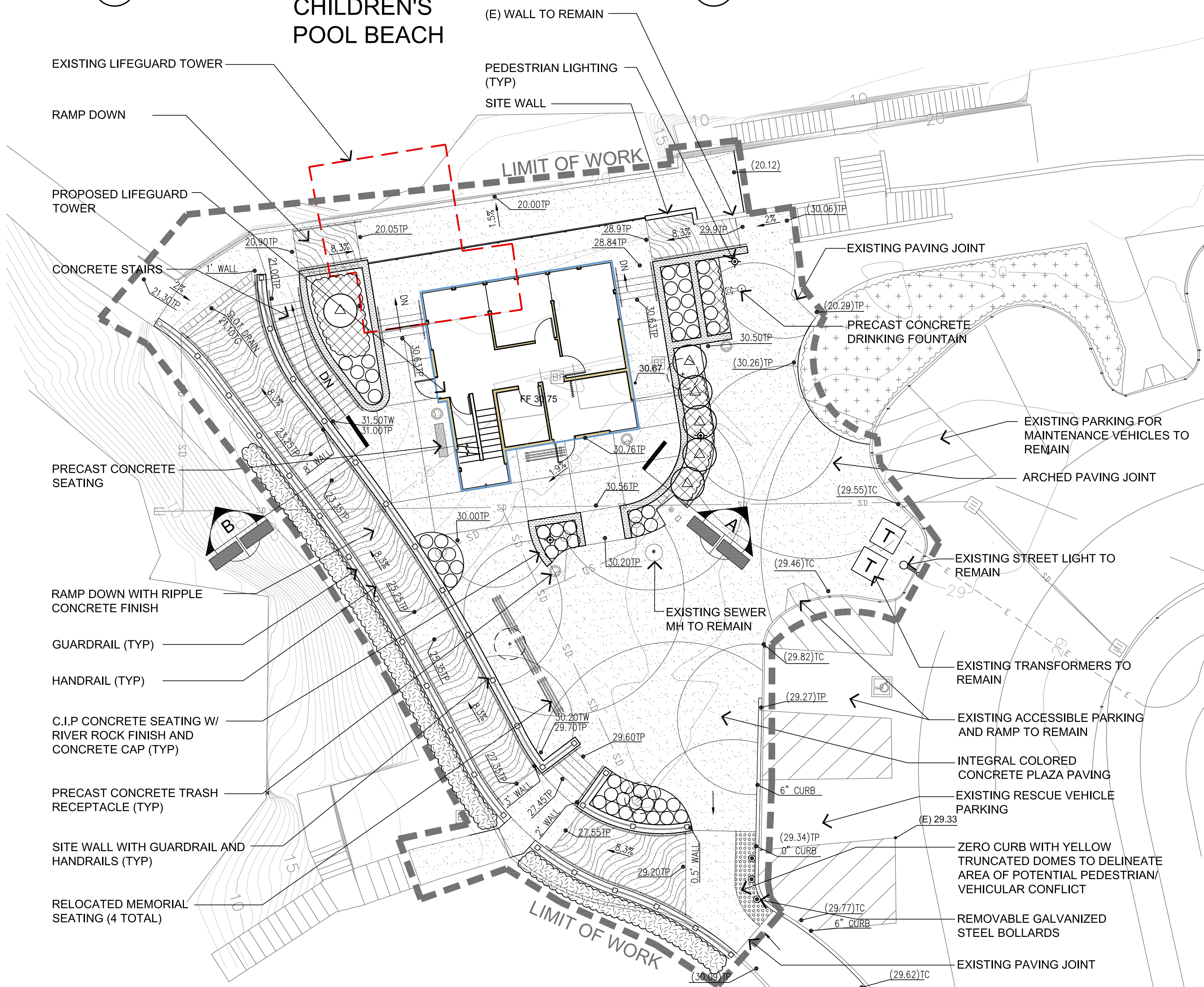


COAST BLVD



A UPPER AND LOWER PLAZA
 SCALE: 3/8" = 1'-0"

B RAMP TO BEACH
 SCALE: 3/8" = 1'-0"



CASA BEACH

1 LANDSCAPE CONCEPT PLAN
 L-1.1 SCALE: 1" = 10'-0"

NOT FOR CONSTRUCTION

REVISIONS:

**LA JOLLA CHILDREN'S POOL
 LIFEGUARD STATION**
 LA JOLLA, CALIFORNIA
 SITE PLAN

CONCEPTUAL PLANS
 BRIDGING DOCUMENTS
 07/22/11

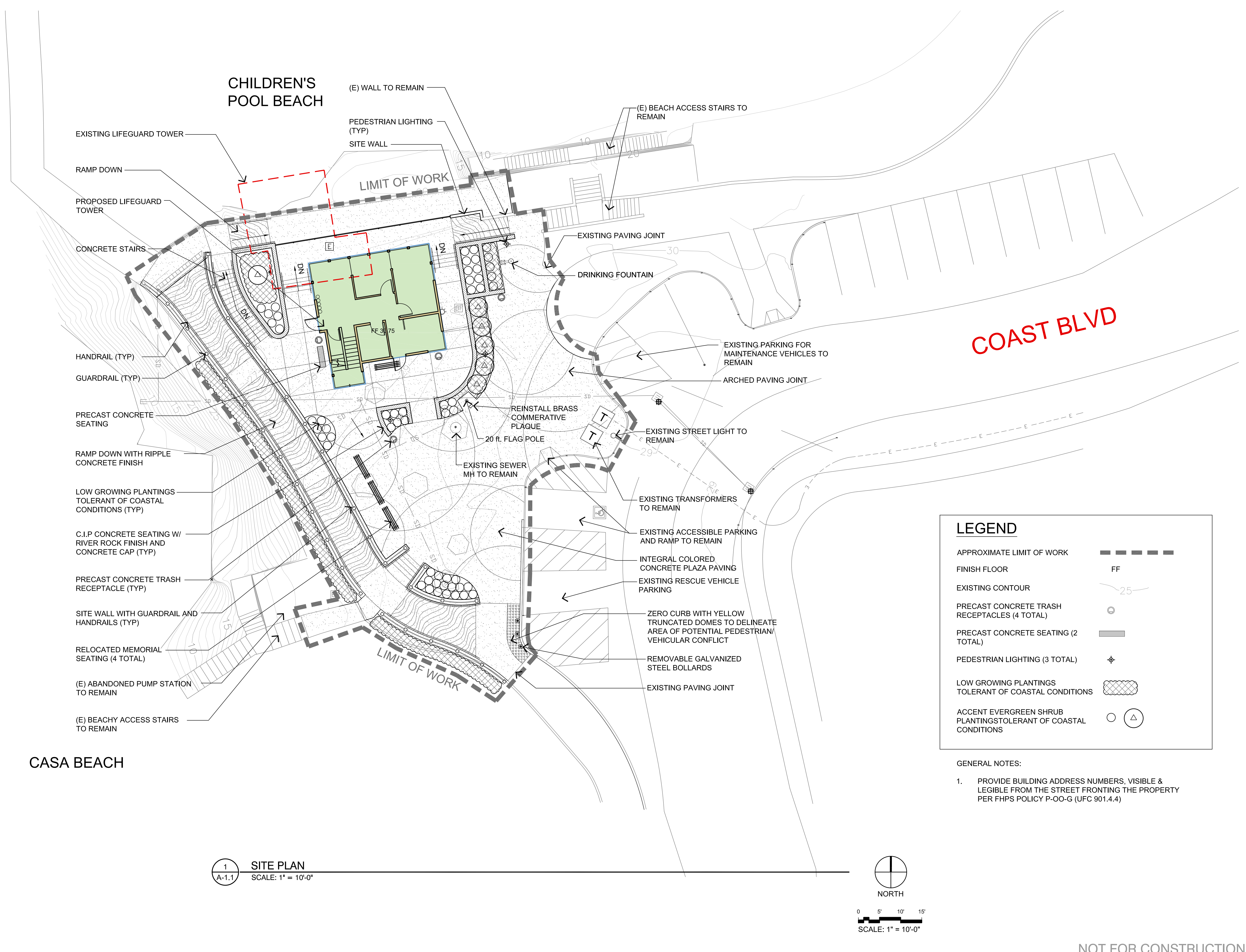
SITE PLAN

DRAWN BY: F.B.
 CHECKED BY: G.R.

A-1.1

SHEET 5 OF 18

RJC#: 0103



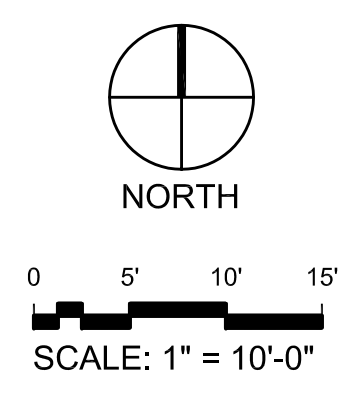
LEGEND

APPROXIMATE LIMIT OF WORK	---
FINISH FLOOR	FF
EXISTING CONTOUR	25
PRECAST CONCRETE TRASH RECEPTACLES (4 TOTAL)	⊙
PRECAST CONCRETE SEATING (2 TOTAL)	▬
PEDESTRIAN LIGHTING (3 TOTAL)	⊕
LOW GROWING PLANTINGS TOLERANT OF COASTAL CONDITIONS	⊞
ACCENT EVERGREEN SHRUB PLANTINGSTOLERANT OF COASTAL CONDITIONS	⊙ ⊕

- GENERAL NOTES:
1. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE & LEGIBLE FROM THE STREET FRONTING THE PROPERTY PER FHPS POLICY P-OO-G (UFC 901.4.4)

CASA BEACH

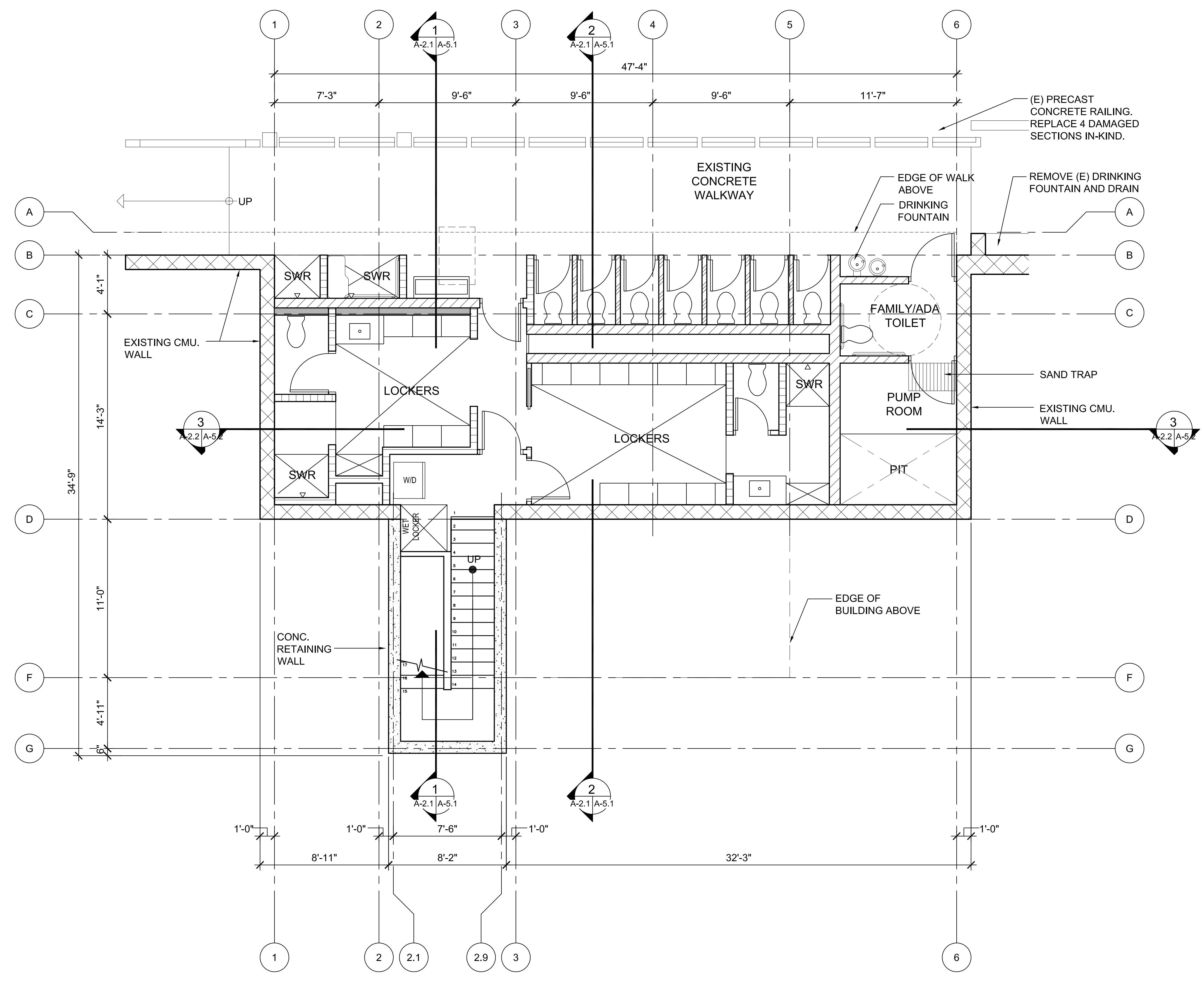
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 A-1.1 **SITE PLAN**
 SCALE: 1" = 10'-0"



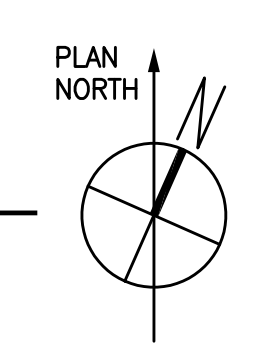
NOT FOR CONSTRUCTION

WALL TYPES LEGEND

	EXISTING CMU
	8" CMU
	6" CMU
	4" CMU
	10" CONCRETE
	6" STUD



1 LOWER LEVEL FLOOR PLAN
 SCALE: 1/4" = 1'-0"



PUBLIC RESTROOM AND PUMP ROOM	377 S.F.
LIFEGUARD SHOWER/LOCKER ROOM	471 S.F.
STAIRS	80 S.F.
TOTAL**	928 S.F.

**AREAS TAKEN TO INSIDE FACE OF RETAINING WALLS

REVISIONS:

LA JOLLA CHILDREN'S POOL
 LIFEGUARD STATION
 LA JOLLA, CALIFORNIA
 LOWER LEVEL FLOOR PLAN

CONCEPTUAL PLANS
 BRIDGING DOCUMENTS
 07/22/11

LOWER LEVEL FLOOR PLAN

DRAWN BY: F.B.
 CHECKED BY: G.R.

A-2.1

SHEET 6 OF 18

RJC#: 0103

NOT FOR CONSTRUCTION

REVISIONS:

LA JOLLA CHILDREN'S POOL
 LIFEGUARD STATION
 LA JOLLA, CALIFORNIA
 PLAZA AND OBSERVATION FLOOR PLANS

CONCEPTUAL PLANS
 BRIDGING DOCUMENTS
 07 / 22 / 11

PLAZA &
 OBSERVATION
 LEVEL
 FLOOR PLANS

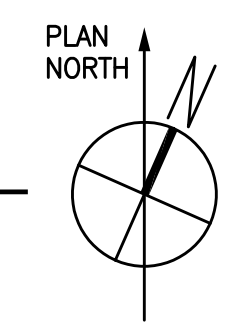
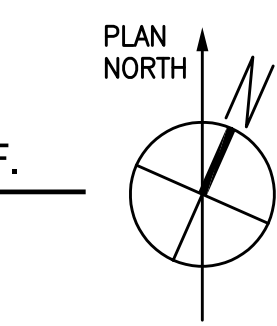
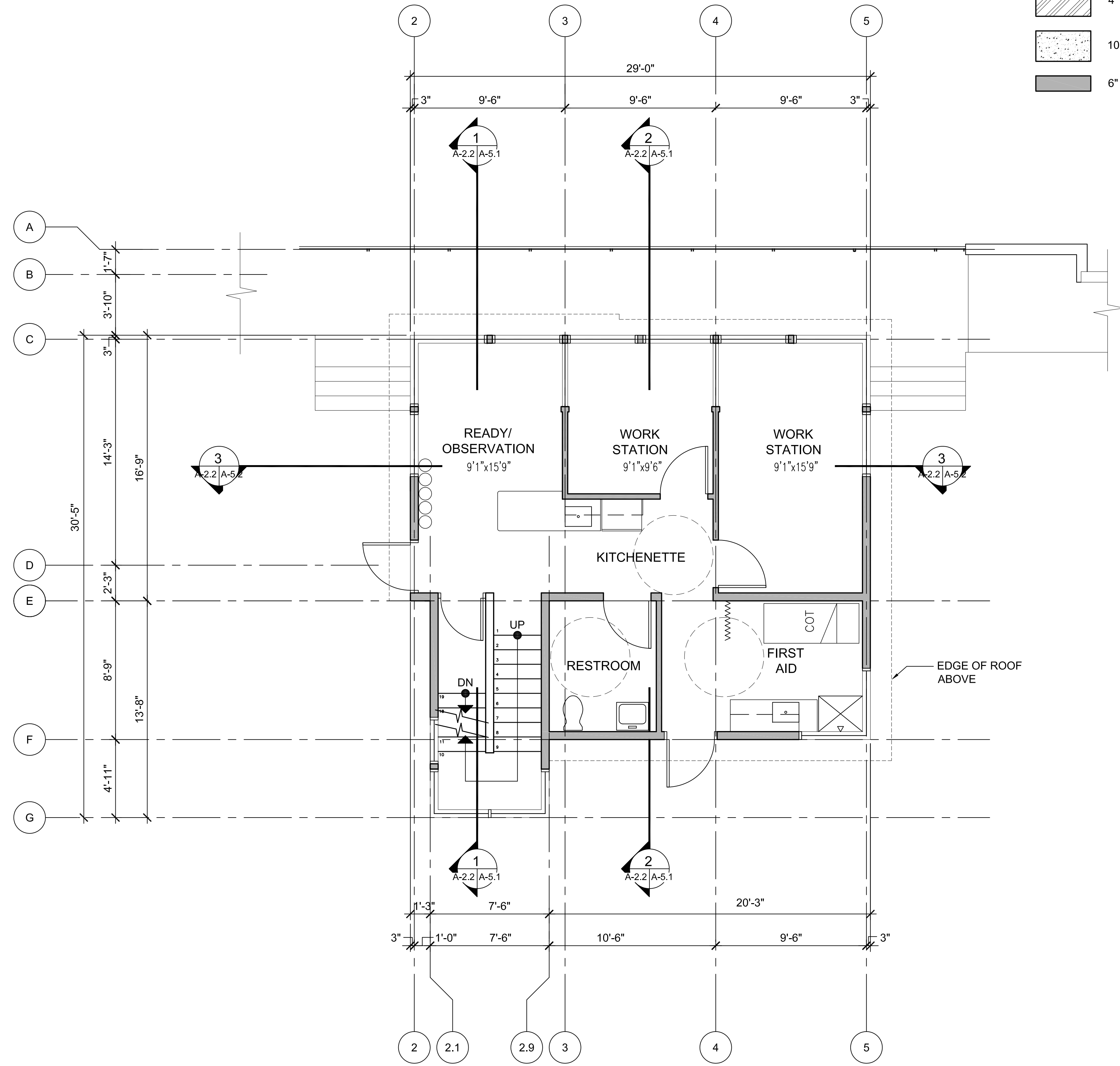
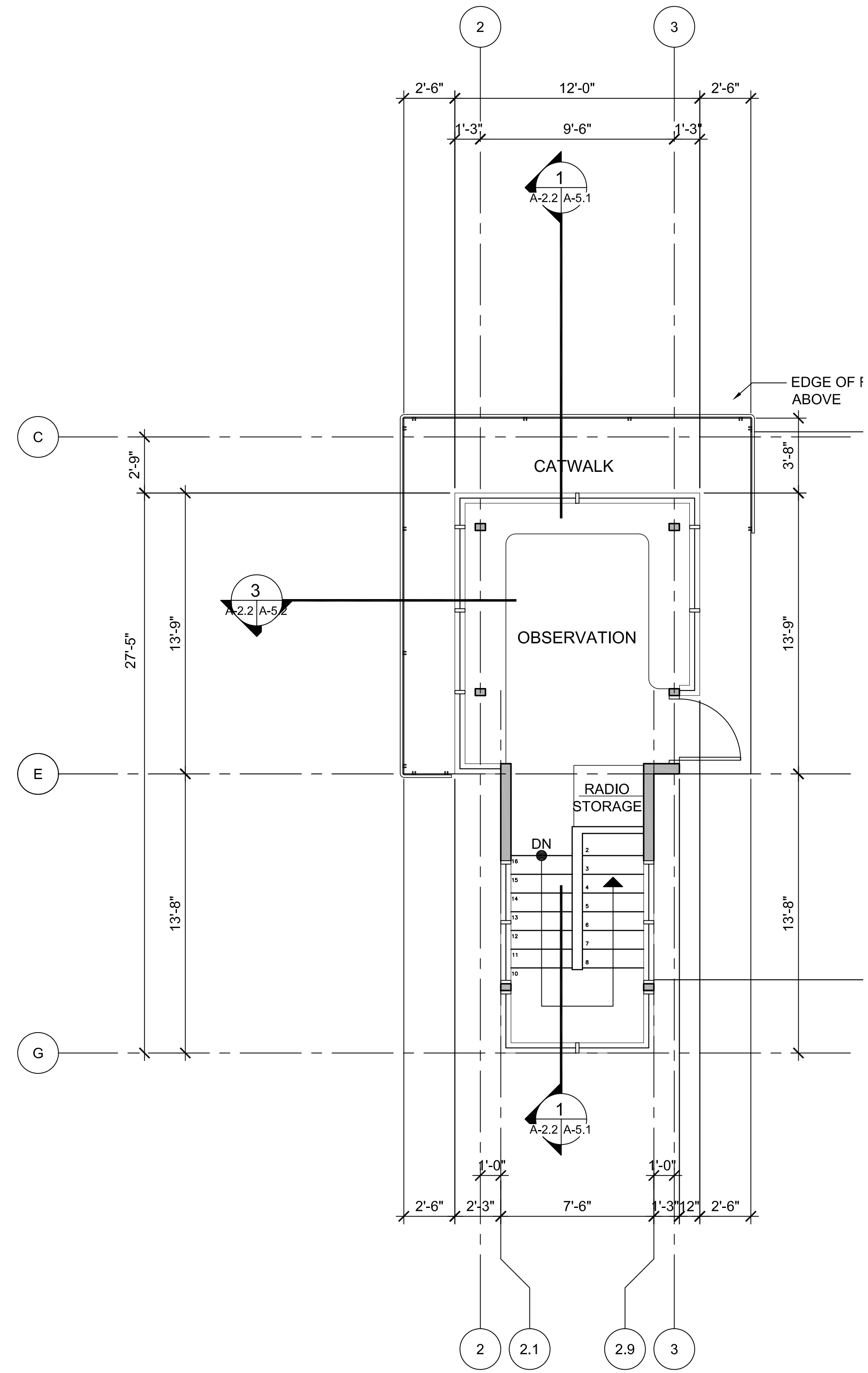
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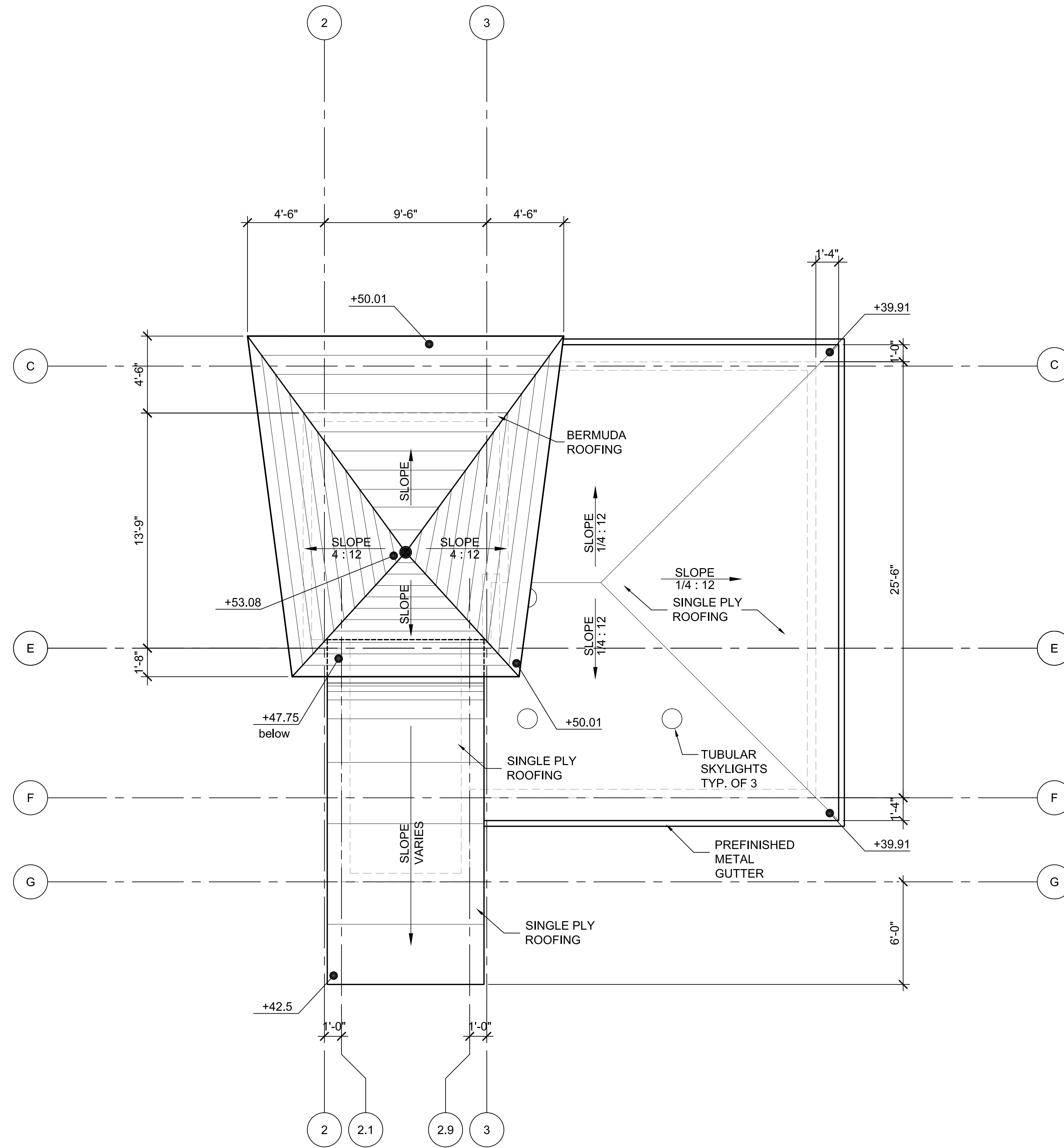
SHEET 7 OF 18
 RJC#: 0103

WALL TYPES LEGEND

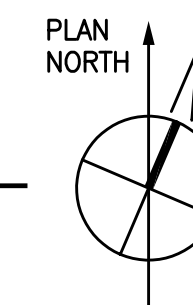
	EXISTING CMU
	8" CMU
	6" CMU
	4" CMU
	10" CONCRETE
	6" STUD



NOT FOR CONSTRUCTION



1 ROOF PLAN
A-2.3 SCALE: 1/4" = 1'-0"



REVISIONS:

LA JOLLA CHILDREN'S POOL
LIFEGUARD STATION
LA JOLLA, CALIFORNIA
ROOF PLAN

CONCEPTUAL PLANS
BRIDGING DOCUMENTS
07 / 22 / 11

ROOF
PLAN

DRAWN BY: F.B.
CHECKED BY: G.R.

A-2.3

SHEET 8 OF 18

RJC#: 0103

NOT FOR CONSTRUCTION

REVISIONS:

LA JOLLA CHILDREN'S POOL
 LIFEGUARD STATION
 LA JOLLA, CALIFORNIA
 EXTERIOR ELEVATIONS

CONCEPTUAL PLANS
 BRIDGING DOCUMENTS
 07/22/11

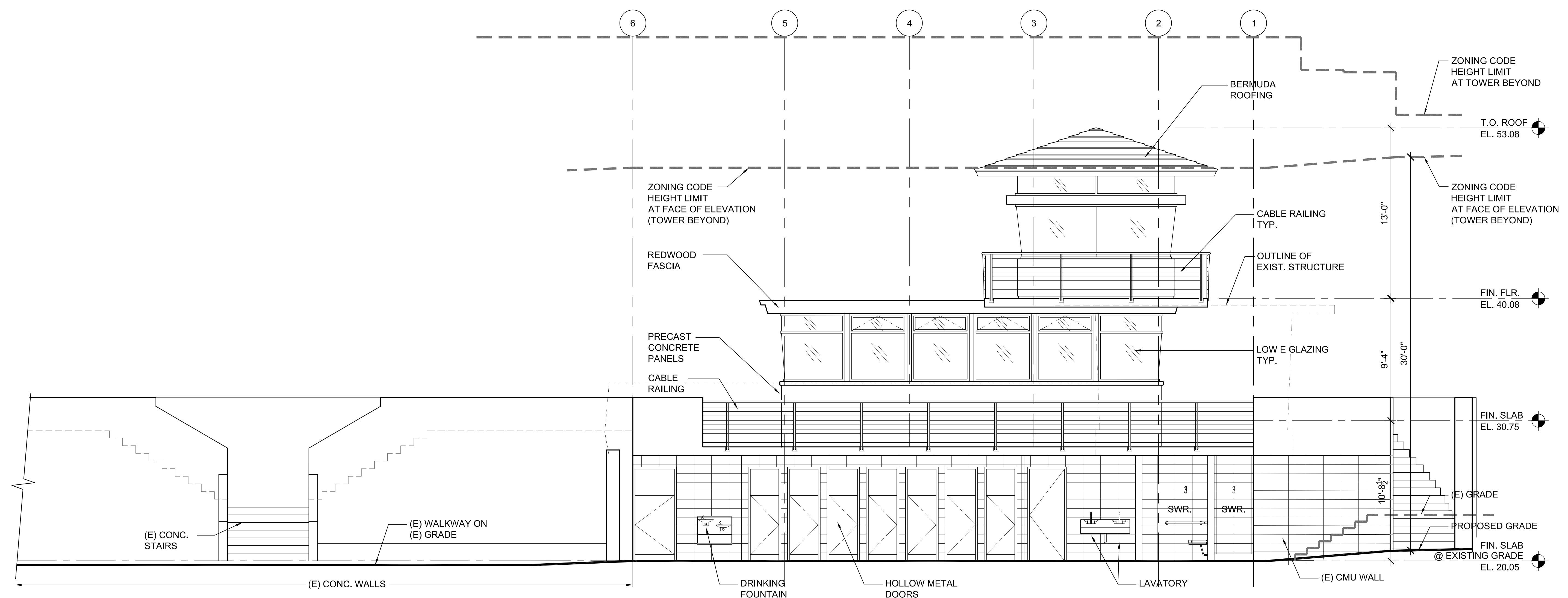
EXTERIOR ELEVATIONS

DRAWN BY: F.B.
 CHECKED BY: G.R.

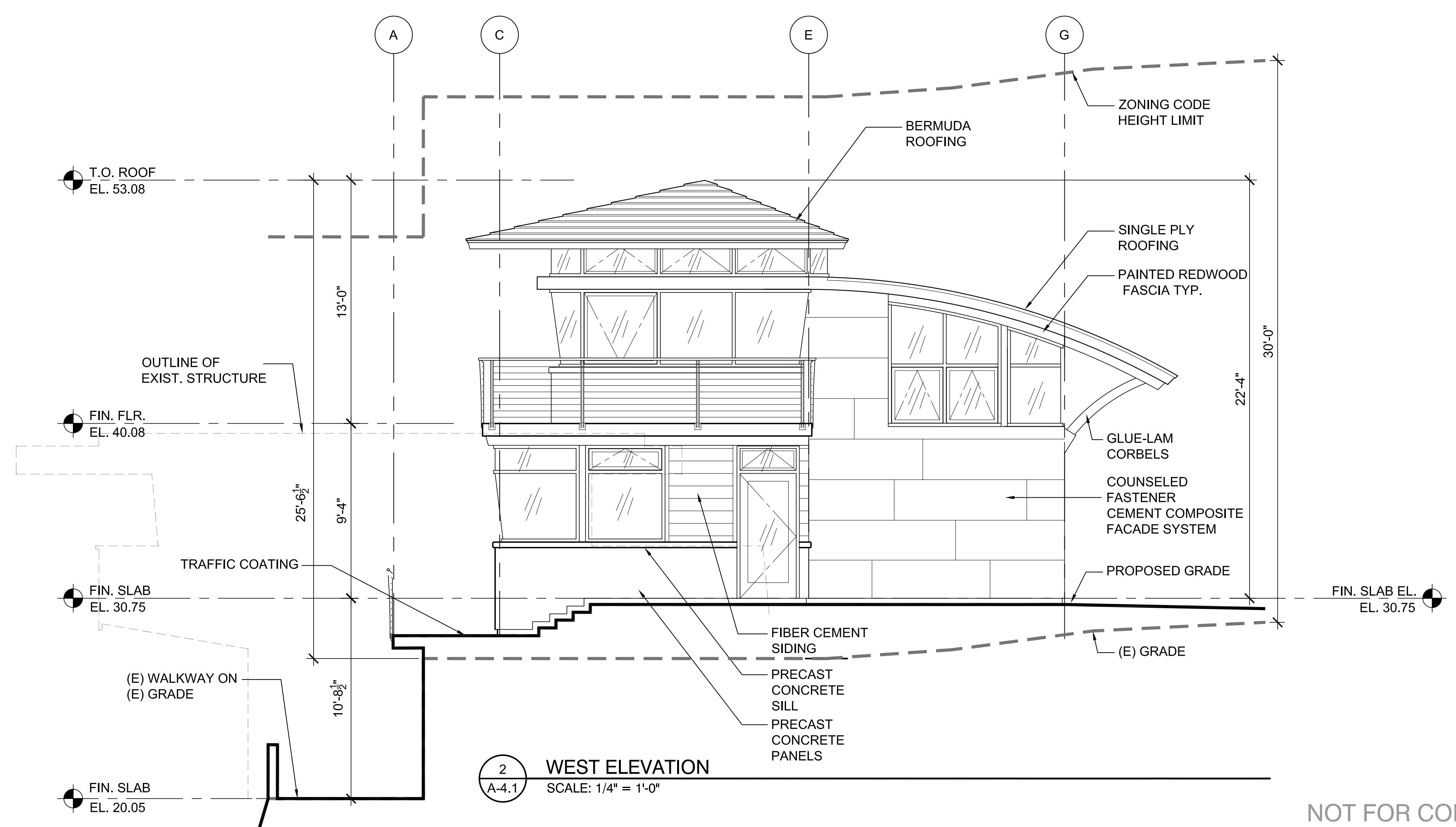
A-4.1

SHEET 9 OF 18

RJC#: 0103



1 NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
 SCALE: 1/4" = 1'-0"

- NOTES:
- OVERALL STRUCTURE HEIGHT SHALL CONFORM WITH ALL ZONING HEIGHT REQUIREMENTS INCLUDING LA JOLLA PLANNED DISTRICT ORDINANCE AND PROPOSITION D COASTAL HEIGHT LIMITATION OVERLAY ZONE.
 - CONSTRUCTION DOCUMENTS SHALL DEMONSTRATE COMPLIANCE WITH MATERIAL AND COLOR STANDARDS OF THE LA JOLLA PLANNED DISTRICT ORDINANCE THAT ARE CONTAINED IN SAN DIEGO MUNICIPAL CODE SECTION 159.0308.

NOT FOR CONSTRUCTION

REVISIONS:

LA JOLLA CHILDREN'S POOL
 LIFEGUARD STATION
 LA JOLLA, CALIFORNIA
 EXTERIOR ELEVATIONS

CONCEPTUAL PLANS
 BRIDGING DOCUMENTS
 07/22/11

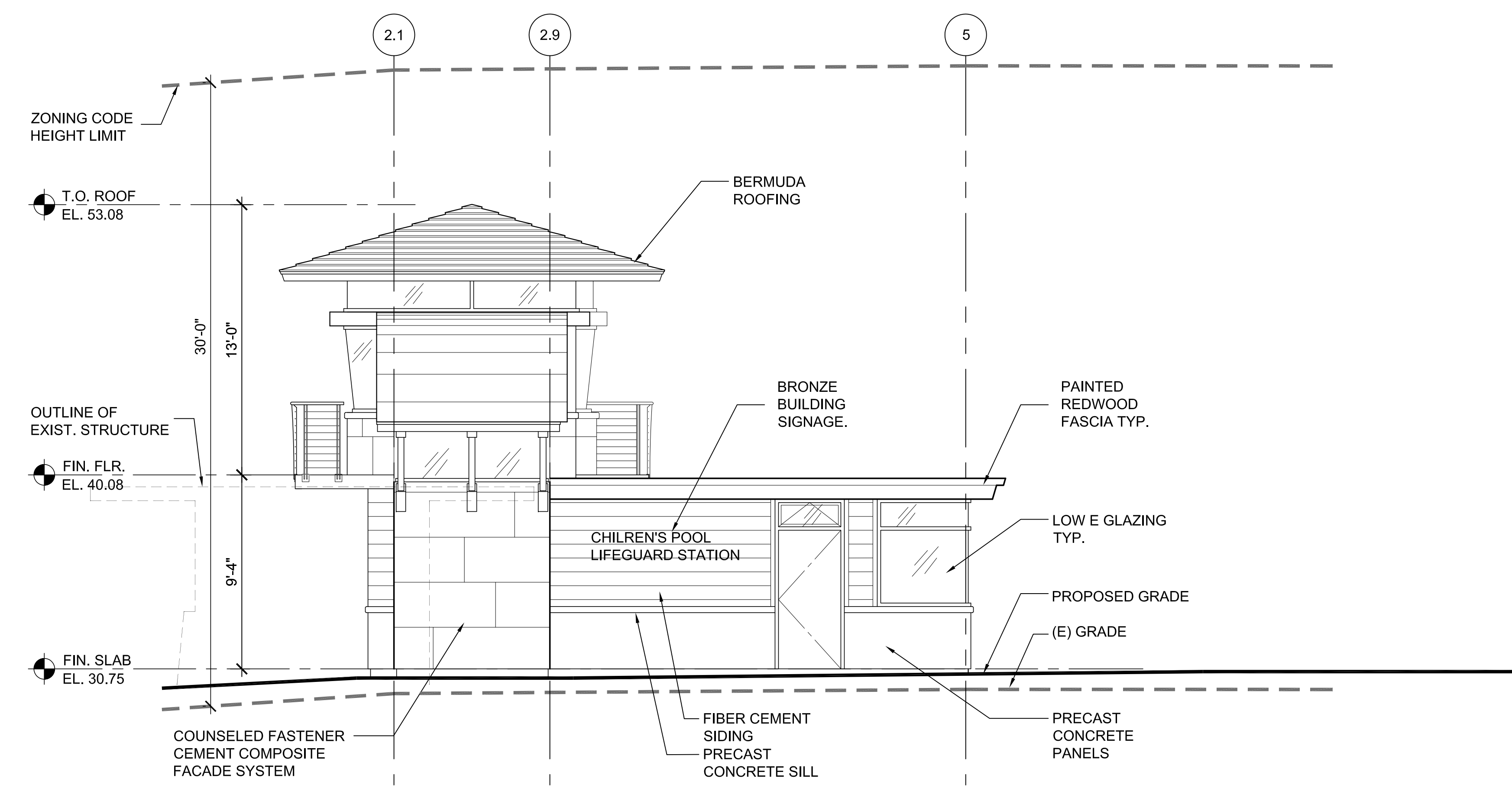
EXTERIOR
 ELEVATIONS

DRAWN BY: F.B.
 CHECKED BY: G.R.

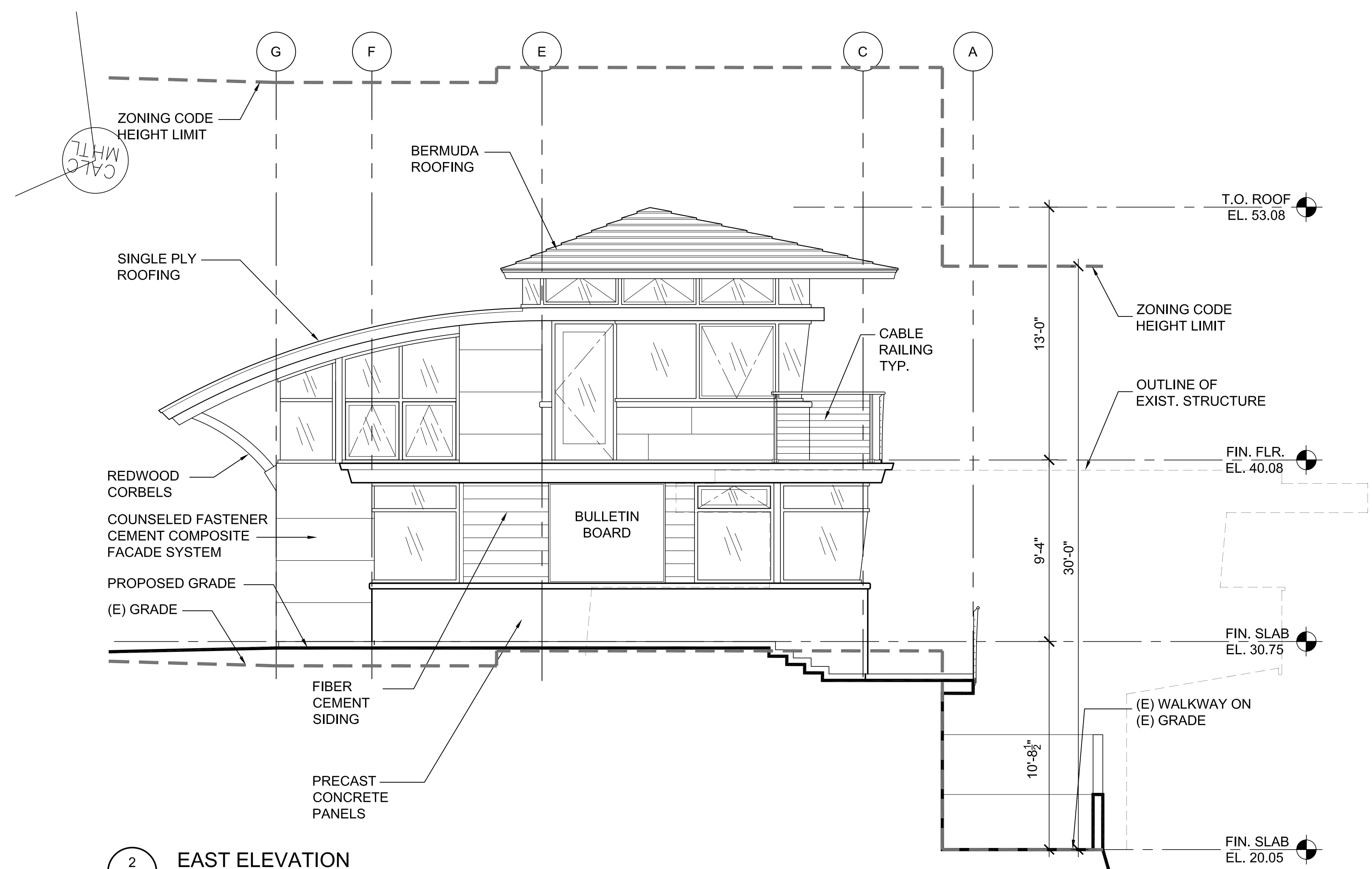
A-4.2

SHEET 10 OF 18

RJC#: 0103



1 SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
 SCALE: 1/4" = 1'-0"

- NOTES:
- OVERALL STRUCTURE HEIGHT SHALL CONFORM WITH ALL ZONING HEIGHT REQUIREMENTS INCLUDING LA JOLLA PLANNED DISTRICT ORDINANCE AND PROPOSITION D COASTAL HEIGHT LIMITATION OVERLAY ZONE.
 - CONSTRUCTION DOCUMENTS SHALL DEMONSTRATE COMPLIANCE WITH MATERIAL AND COLOR STANDARDS OF THE LA JOLLA PLANNED DISTRICT ORDINANCE THAT ARE CONTAINED IN SAN DIEGO MUNICIPAL CODE SECTION 159.0308.

NOT FOR CONSTRUCTION

REVISIONS:

**LA JOLLA CHILDREN'S POOL
 LIFEGUARD STATION
 LA JOLLA, CALIFORNIA**
 BUILDING SECTIONS

CONCEPTUAL PLANS
 BRIDGING DOCUMENTS
 07 / 22 / 11

BUILDING SECTIONS

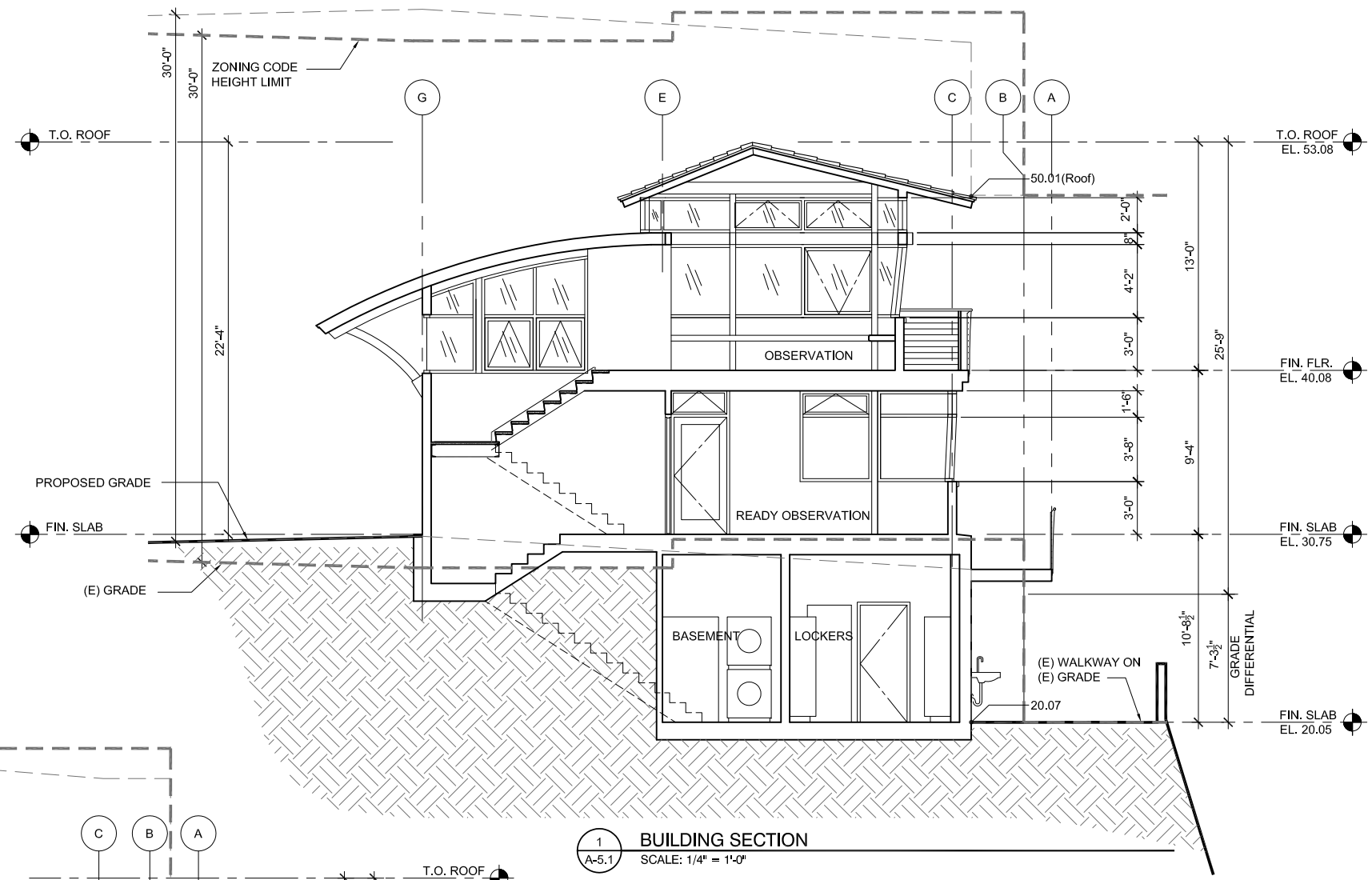
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 CHECKED BY: G.R.

A-5.1

SHEET 11 OF 18

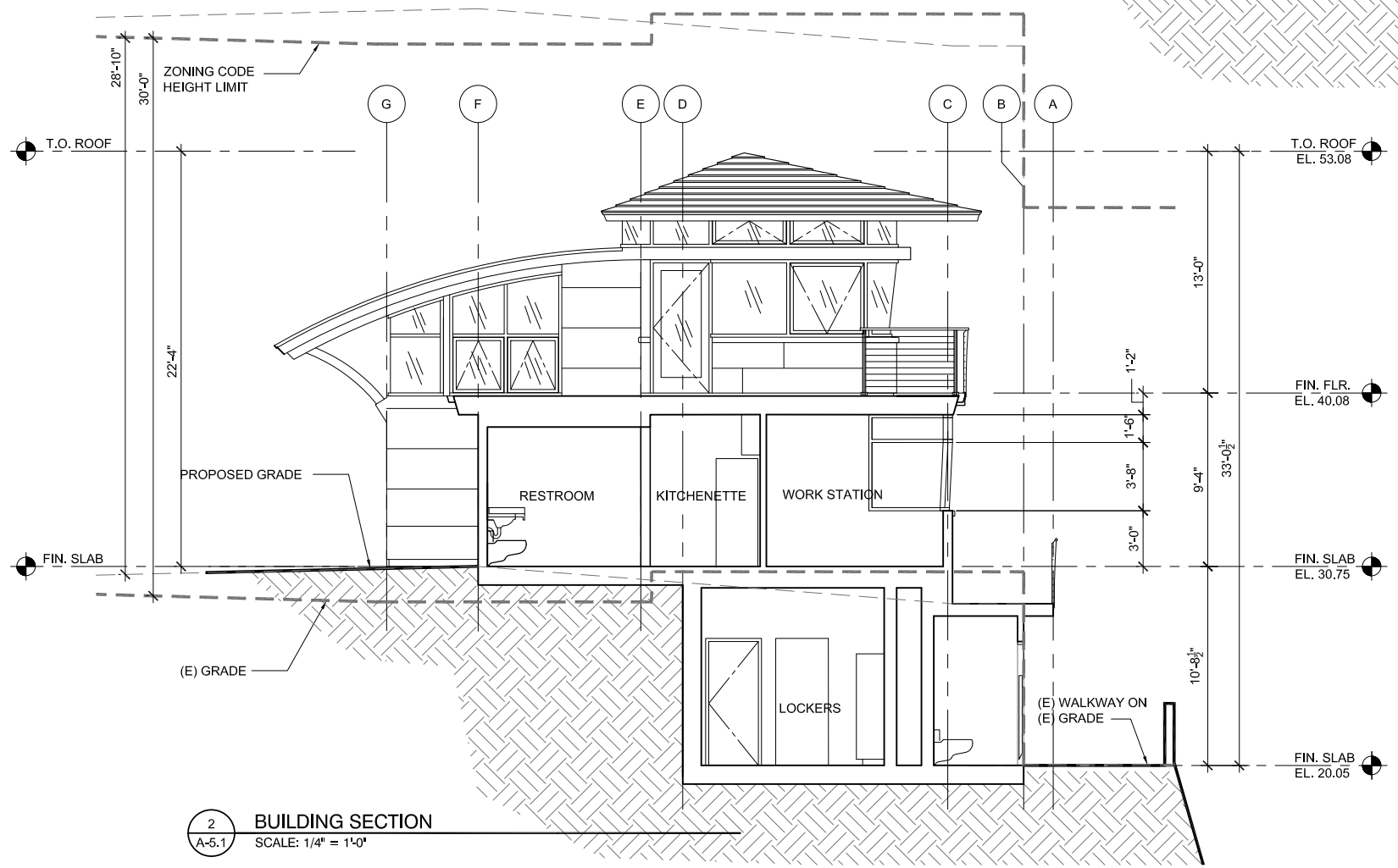
RJC#: 0103

NOT FOR CONSTRUCTION

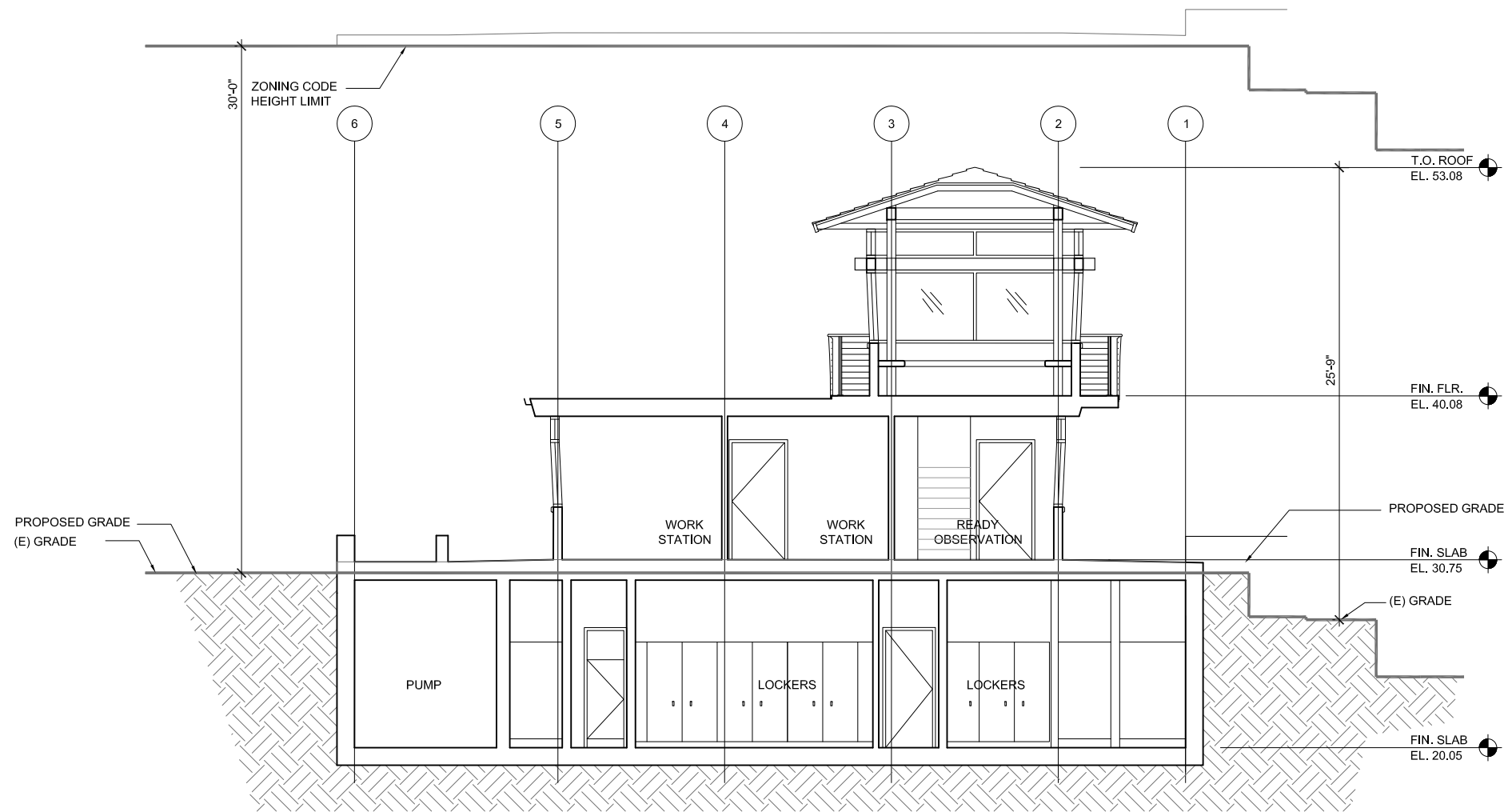


1 BUILDING SECTION
 A-5.1 SCALE: 1/4" = 1'-0"

OVERALL STRUCTURE HEIGHT SHALL CONFORM WITH ALL ZONING HEIGHT REQUIREMENTS INCLUDING LA JOLLA PLANNED DISTRICT ORDINANCE AND PROPOSITION D COASTAL HEIGHT LIMITATION OVERLAY ZONE.



2 BUILDING SECTION
 A-5.1 SCALE: 1/4" = 1'-0"



3 BUILDING SECTION
 A-5.2 SCALE: 1/4" = 1'-0"

OVERALL STRUCTURE HEIGHT SHALL CONFORM WITH ALL ZONING HEIGHT REQUIREMENTS INCLUDING LA JOLLA PLANNED DISTRICT ORDINANCE AND PROPOSITION D COASTAL HEIGHT LIMITATION OVERLAY ZONE.

REVISIONS:

LA JOLLA CHILDREN'S POOL
 LIFEGUARD STATION
 LA JOLLA, CALIFORNIA
 BUILDING SECTIONS

CONCEPTUAL PLANS
 BRIDGING DOCUMENTS
 07 / 22 / 11

BUILDING SECTIONS

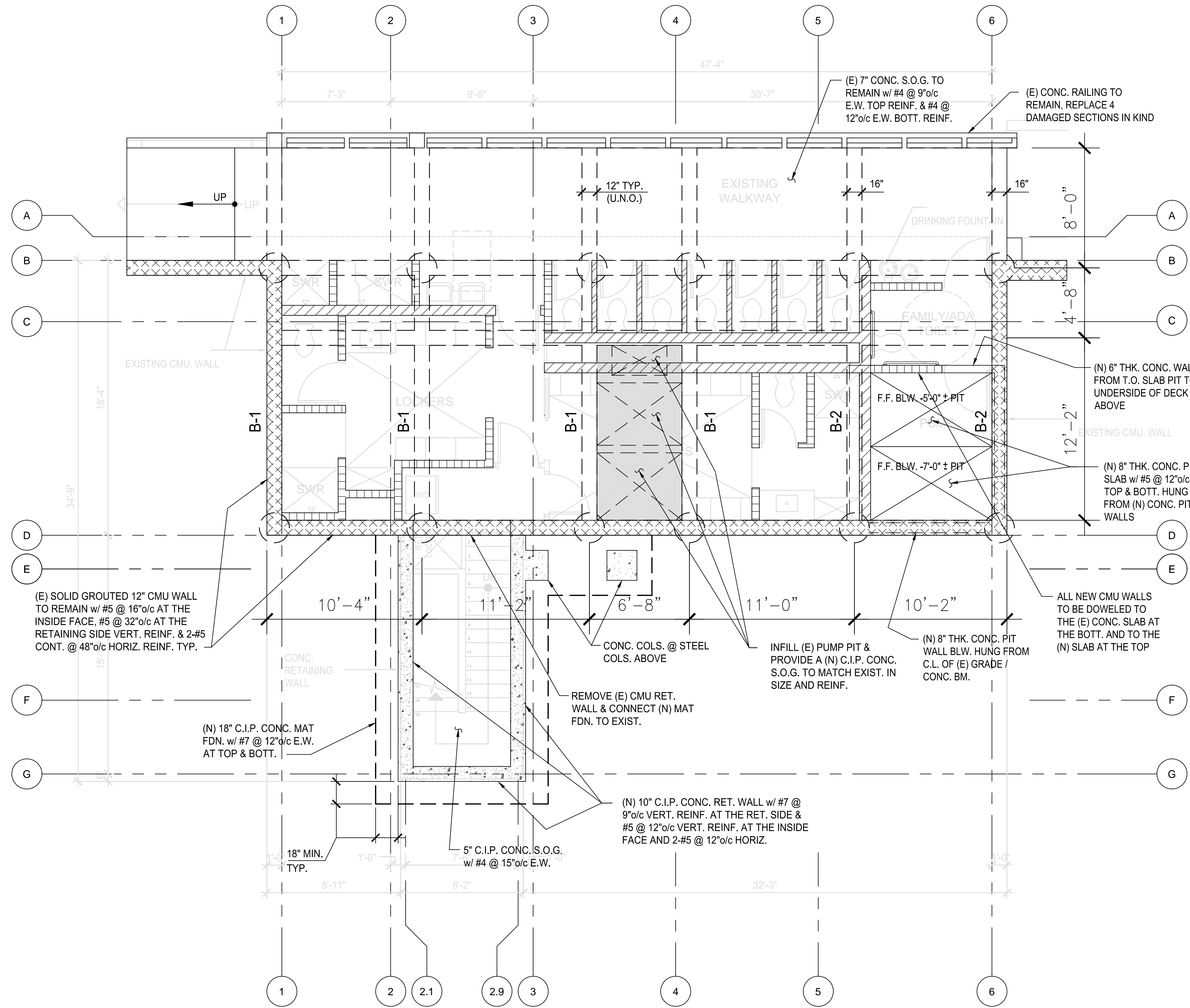
DRAWN BY: F.B.
 CHECKED BY: G.R.

A-5.2

SHEET 12 OF 18

RJC#: 0103

NOT FOR CONSTRUCTION

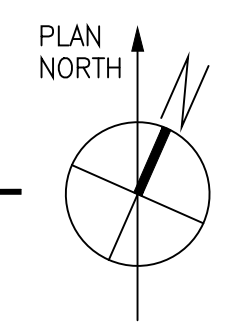


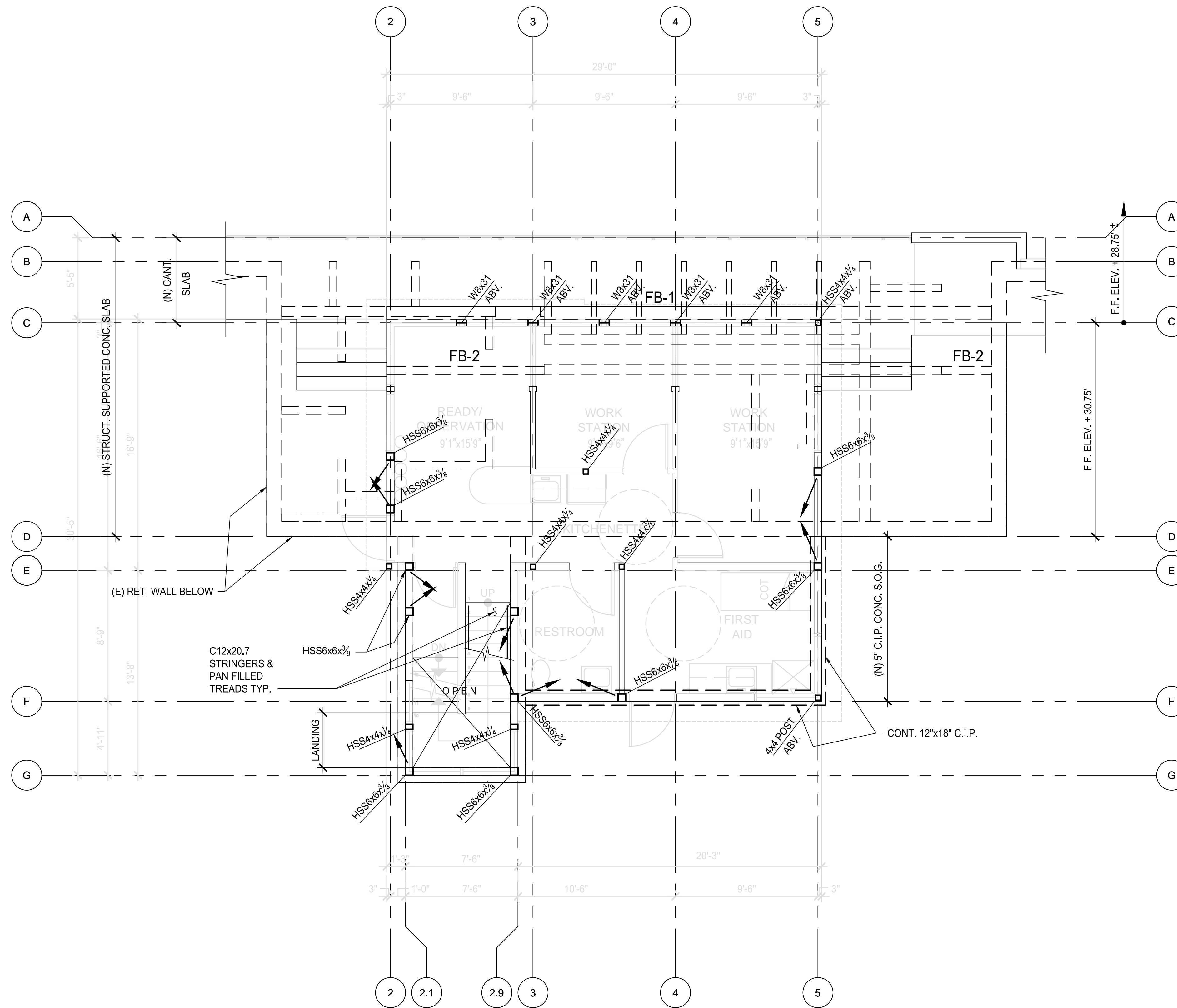
LEGENDS:

- DENOTES (E) 3'-0" Ø CONC. PIERS TO REMAIN w/ 8-#7 VERT. BARS AND #3 SPIRAL TIE REINF. w/ 3" PITCH
- DENOTES (E) 12"x18" CONC. BM. TO REMAIN w/ CONT. 2-#8 BOTT. REINF. & #3 STIRRUPS @ 12"o/c
- DENOTES (E) 16"x18" CONC. BM. TO REMAIN w/ CONT. 3-#8 TOP REINF. & 3-#10 BOTT. REINF. & #3 STIRRUPS @ 12"o/c
- DENOTES (N) SOLID GROUTED 8" CMU WALL w/ #5 @ 24" o/c EA. WAY
- DENOTES (N) SOLID GROUTED 6" CMU WALL w/ #4 @ 24" o/c EA. WAY
- DENOTES (N) SOLID GROUTED 4" CMU WALL w/ #3 @ 16" o/c VERT. & #3 #24"o/c HORIZ.

NOTE:
 STRUCTURALL INFORMATION PROVIDED ON THIS DRAWING IS ONLY AS A GUIDE LINE TO ASSIST THE CONTRACTOR FOR BIDDING PURPOSES. FINAL CALCULATIONS AND DESIGN IS THE RESPONSIBILITY OF THE ARCHITECT AND STRUCTURAL ENGINEER OF RECORD.

1 S-1 LOWER LEVEL - FOUNDATION PLAN (F.F. ELEV. = +20.5')
 SCALE: 1/4" = 1'-0"



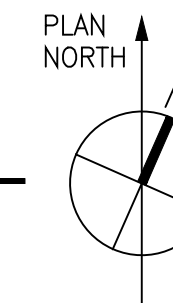


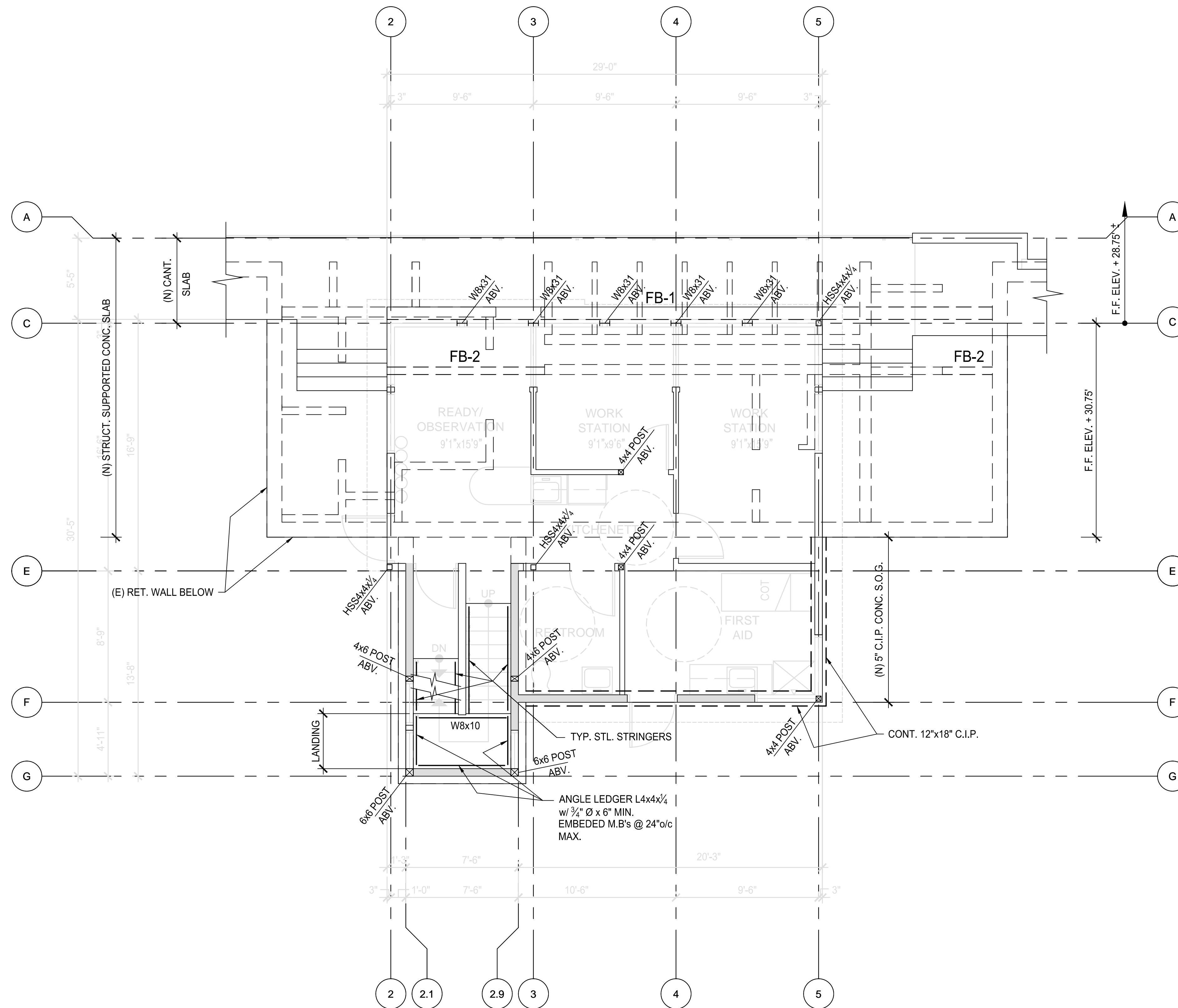
NOTES:

1. THE (N) SUPPORTED STRUCTURAL C.I.P. CONC. SLAB SHALL BE 7" THICK w/ #5 @ 9"o/c E.W. AT TOP & BOTT.
2. THE (N) C.I.P. CONC. S.O.G. SHALL BE 5" THICK w/ #4 @ 15"o/c E.W., OVER 2" SAND, OVER 15 MIL VAPOR BARRIER, OVER 2" SAND.
3. **FB-1** DENOTES CONT. 12"x30" C.I.P. CONC. BM. w/ CONT. 2-#7 BOTT. REINF. & 2-#6 TOP REINF. w/ #3 @ 12"o/c CLOSED STIRRUPS w/ 135° END HOOKS TYP.
4. **FB-2** DENOTES 12"x12" C.I.P. CONC. BM. w/ CONT. 2-#6 TOP & BOTT. REINF. & #3 @ 12"o/c CLOSED STIRRUPS w/ 135° END HOOKS TYP.
5. ALL THE STAIRS SHALL ME GALVANIZED 12x20.7 AND ALL THE THREADS w/ STAIR PANS AND CONC. TOPPING. LANDINGS SHALL BE w/ 3" CONC. REG. WT. CONC. TOPPING w/ #4 @ 15"o/c OVER 2" x 20 GA. STL. DECK
6. INDICATE A BRACED FRAME w/ HSS6x6x3/8 BRACES

NOTE:
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1 PLAZA LEVEL FLOOR FRAMING PLAN (F.F. ELEV. = +30.75')
 S-2 SCALE: 1/4" = 1'-0"





NOTES:

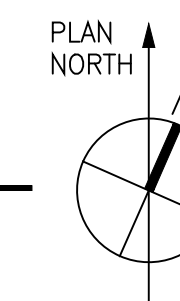
1. THE (N) SUPPORTED STRUCTURAL C.I.P. CONC. SLAB SHALL BE 7" THICK w/ #5 @ 9"o/c E.W. AT TOP & BOTT.
2. THE (N) C.I.P. CONC. S.O.G. SHALL BE 5" THICK w/ #4 @ 15"o/c E.W., OVER 2" SAND, OVER 15 MIL VAPOR BARRIER, OVER 2" SAND.
3. **FB-1** DENOTES CONT. 12"x30" C.I.P. CONC. BM. w/ CONT. 2-#7 BOTT. REINF. & 2-#6 TOP REINF. w/ #3 @ 12"o/c CLOSED STIRRUPS w/ 135° END HOOKS TYP.
4. **FB-2** DENOTES 12"x12" C.I.P. CONC. BM. w/ CONT. 2-#6 TOP & BOTT. REINF. & #3 @ 12"o/c CLOSED STIRRUPS w/ 135° END HOOKS TYP.
5. ALL THE STAIRS SHALL ME GALVANIZED 12x20.7 AND ALL THE THREADS w/ STAIR PANS AND CONC. TOPPING. LANDINGS SHALL BE w/ 3" CONC. REG. WT. CONC. TOPPING w/ #4 @ 15"o/c OVER 2" x 20 GA. STL. DECK
6. DENOTES STUD SHEAR WALL w/ PLYWD. 3/8" STRUCT. 1, EXPOSURE 1 AND EXT. GLUE w/ E.N. = 8d @ 4"o/c F.N. = 8d @ 12"o/c

NOTE:

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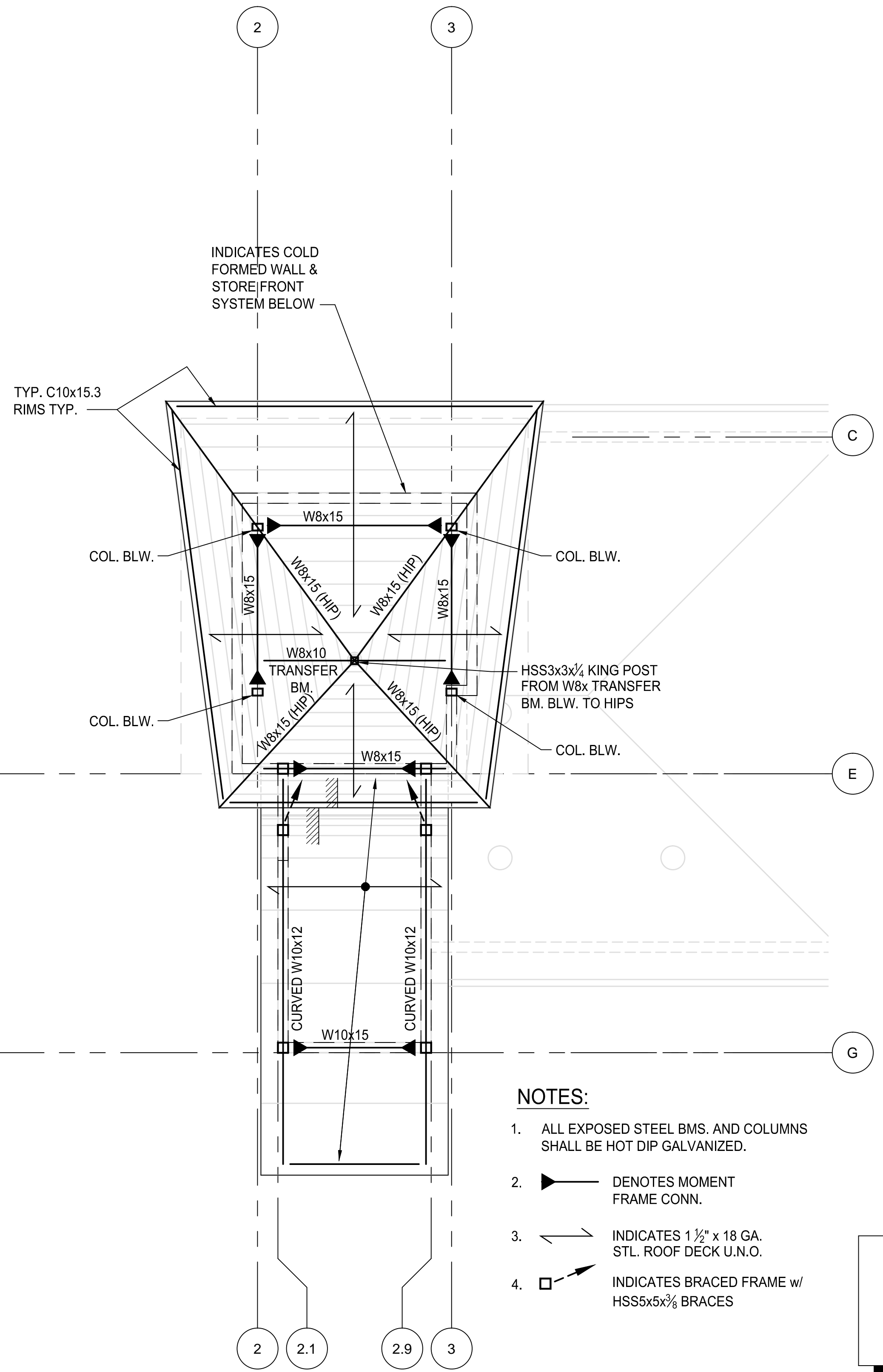
1 PLAZA LEVEL FLOOR FRAMING PLAN (F.F. ELEV. = +30.75')
S-2 SCALE: 1/4" = 1'-0"

WOOD ALTERNATE



NOT FOR CONSTRUCTION

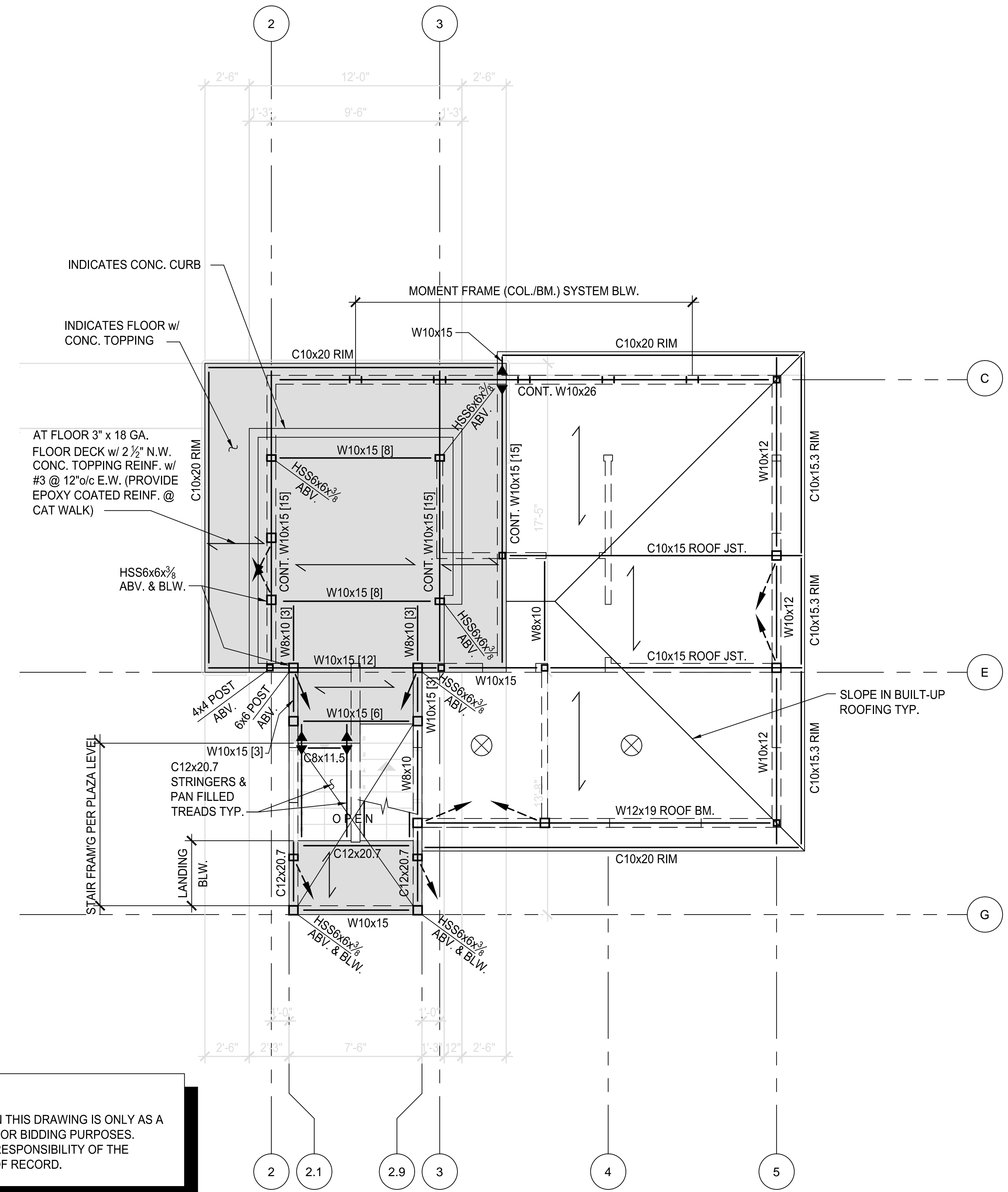
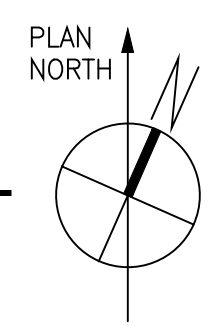
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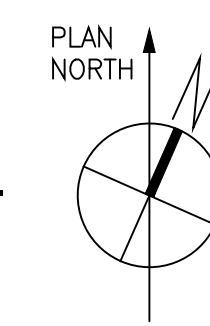
- NOTES:**
1. ALL EXPOSED STEEL BMS. AND COLUMNS SHALL BE HOT DIP GALVANIZED.
 2. DENOTES MOMENT FRAME CONN.
 3. INDICATES 1 1/2" x 18 GA. STL. ROOF DECK U.N.O.
 4. INDICATES BRACED FRAME w/ HSS5x5x3/8 BRACES

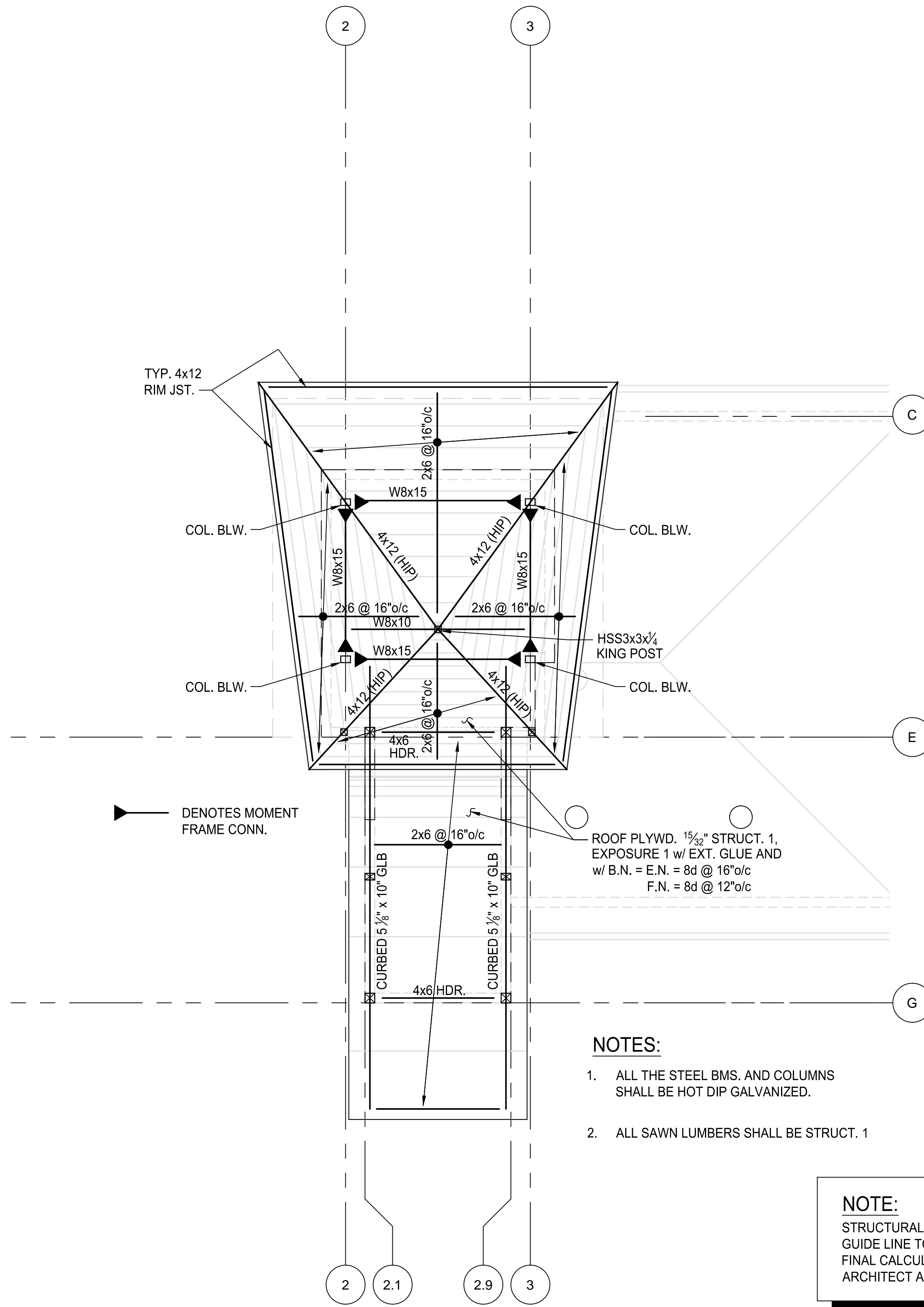
NOTE:
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2 OBSERVATION DECK ROOF FRAMING PLAN
 S-3 SCALE: 1/4" = 1'-0"



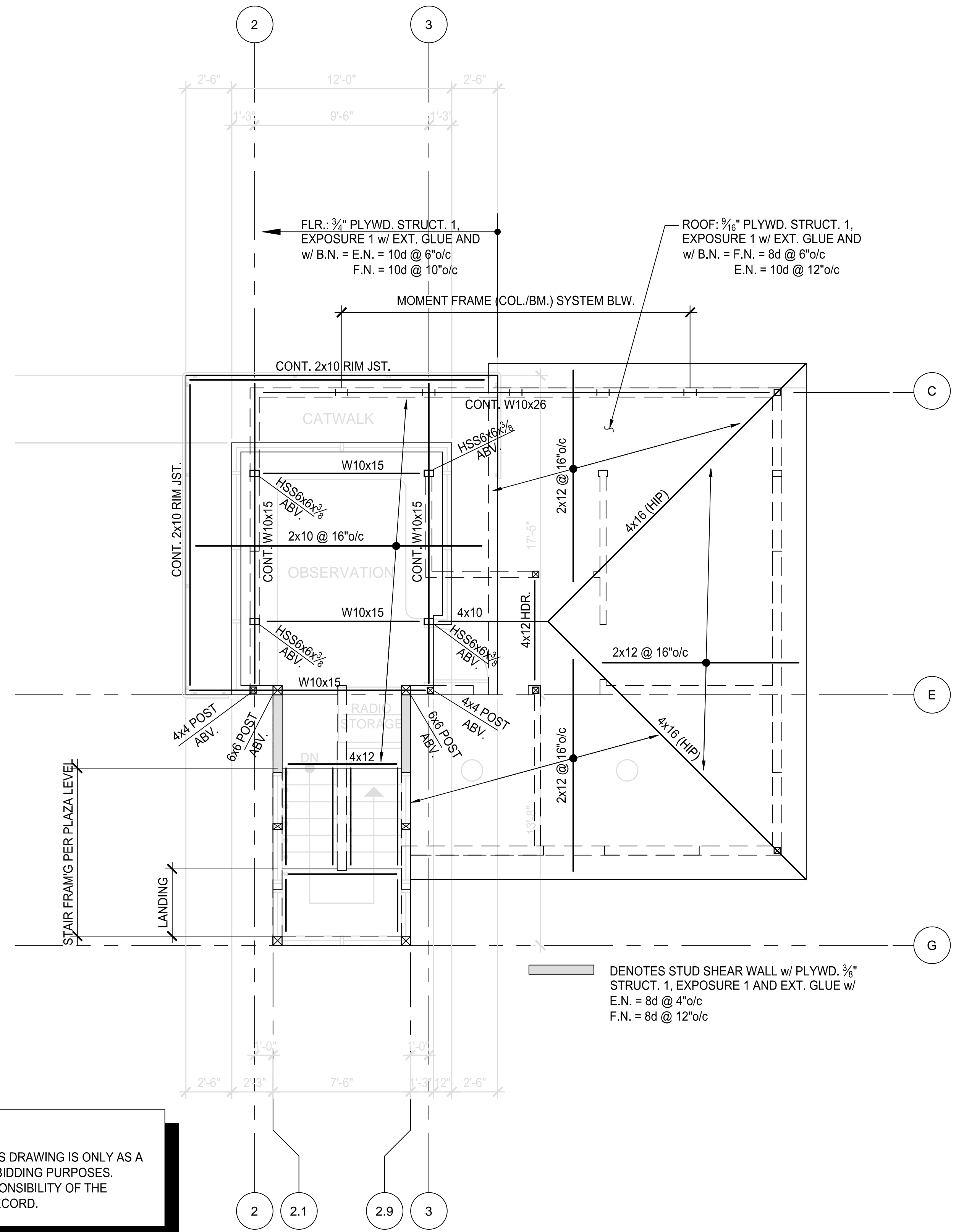
1 OBSERVATION LEVEL (F.F. ELEV. = +40.08') / LOW ROOF FRAMING PLAN
 S-3 SCALE: 1/4" = 1'-0"





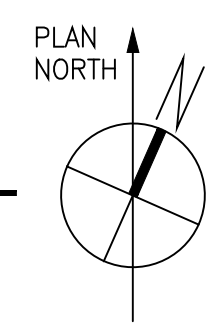
- NOTES:**
1. ALL THE STEEL BMS. AND COLUMNS SHALL BE HOT DIP GALVANIZED.
 2. ALL SAWN LUMBERS SHALL BE STRUCT. 1

NOTE:
 STRUCTURAL INFORMATION PROVIDED ON THIS DRAWING IS ONLY AS A GUIDE LINE TO ASSIST THE CONTRACTOR FOR BIDDING PURPOSES. FINAL CALCULATIONS AND DESIGN IS THE RESPONSIBILITY OF THE ARCHITECT AND STRUCTURAL ENGINEER OF RECORD.

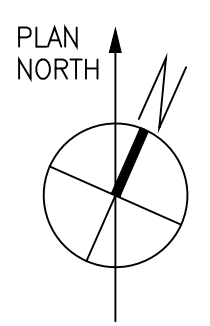


DENOTES STUD SHEAR WALL w/ PLYWD. 3/8\"/>

2 S-3 OBSERVATION DECK ROOF FRAMING PLAN
 SCALE: 1/4" = 1'-0"
WOOD ALTERNATE



1 S-3 OBSERVATION LEVEL (F.F. ELEV. = +40.08') / LOW ROOF FRAMING PLAN
 SCALE: 1/4" = 1'-0"
WOOD ALTERNATE



NOT FOR CONSTRUCTION